

Havant Thicket Reservoir Visitor Centre and Recreational Facilities

Design and Access Statement

August 2026

Rev: P1



Contents

1.0 Introduction	p3
<i>1.1 Project Introduction</i>	<i>p4</i>
<i>1.2 Project Team</i>	<i>p4</i>
<i>1.3 Project Scope</i>	<i>p4</i>
<i>1.4 Purpose and Scope of Design and Access Statement</i>	<i>p6</i>
<i>1.5 Format of Design and Access Statement</i>	<i>p7</i>
2.0 Site Layout and Building Design Proposals	p8
<i>2.1 Site Location and Context</i>	p9
<i>2.2 Project Design Drivers and Project Vision</i>	<i>p11</i>
<i>2.3 Core Brief</i>	<i>p12</i>
<i>2.4 Itinerary of Project Accommodation</i>	<i>p13</i>
<i>2.5 Siting</i>	<i>p15</i>
<i>2.6 Scale</i>	<i>p21</i>
<i>2.7 External Appearance and Detailed Design</i>	<i>p32</i>
<i>2.8 Outline Specification</i>	<i>p48</i>
<i>2.9 Reserved Matters Specific Requirements</i>	<i>p52</i>
3.0 Access Strategy	p55
4.0 Stakeholder Consultation Statement	p58
5.0 Outline Programme	p60
6.0 Design and Access Summary	p62
Appendix A - Landscape Design and Access Statement	p65



1.0

Introduction

1.1 Project Introduction

As part of Portsmouth Water’s wider Havant Thicket Reservoir Project, Urban Fabric have been appointed as design team lead for the Visitor Centre and Associated Recreational Facilities. Urban Fabric and fellow design team members have developed proposals for the visitor centre, recreational facilities and adjoining landscape, commensurate with the level of detail required for this Reserved Matters submission.

The proposals have been informed by the previous Design and Access Statement for Outline Planning Permission, but we have been invited by the client to thoroughly review and re-imagine the scheme to capture fully the aspirations of the client’s brief and to be more strongly informed by all key stakeholders.

Our research and design development has been led by the specific ambitions set out in the project brief, extensive consultation with interested parties, including community focus groups, detailed site research and a close collaboration with the wider reservoir development project.

1.2 Project Team

The design development to date has been progressed with the following team:

- Client:** Portsmouth Water
- Architect, Design lead, Principal Designer for CDM Regulations, Principal Designer for the Building Safety Act:** Urban Fabric Architects
- Quantity Surveyor:** Appleyard & Trew
- Structural and Civils Engineer:** Price & Myers
- Services Engineer and Sustainability Consultant:** RCDC
- Landscape Architects:** Fira Landscape
- Ecologist:** Middlemarch
- Fire Engineer:** Vraxis
- Catering Consultant:** JoH Design
- Play Equipment Specialist:** Timberplay

1.3 Project Scope

The Havant Thicket Reservoir Visitor Centre and Associated Recreational Facilities project in the North-West portion of the reservoir site comprises the following elements:

- + A visitor centre, providing a focus for public engagement within the reservoir site, with a reception and exhibition area, shop, café and restaurant facilities, an education / conference space, staff spaces, and toilets. We are proposing that this building has a location set into the wetlands body of water.
- + A visitor hub building, comprising of an energy centre, with all services which are better located on land, a café kiosk, catering stores and public toilets, including a Changing Places facility.
- + An educational bird hide, suitable for usage by a half-class group of 15 students.
- + Associated landscape elements including car and bus parking, covered cycle stands, picnic and play areas, paths, roads and boardwalks, signage and wayfinding, other ancillary facilities and CCTV coverage.



*Design development aerial
image of the North-West
corner of the reservoir site*

1.4 Purpose and Scope of Design and Access Statement

This Design and Access Statement forms a key part of the submission for Reserved Matters approval for the North-West section of the Havant Thicket Reservoir site in the area bounded by red on drawing 2462-UF-XX-ZZ-DR-A-0001, located on page 9.

This Design and Access Statement is part of a wider suite of information required for the Reserved Matters submission as listed below:

- + RMA (Reserved Matters Application) Form
- + Reserved Matters Covering Letter
- + Planning Statement
- + Statement of Conformity with ES
- + Statement of Community Involvement
- + Community Infrastructure Levy (CIL)
- + Site Location Plan
- + Block Plan
- + Proposed Elevations
- + Proposed Floor Plans
- + Proposed Site Sections
- + Roof Plans
- + Materials Schedule
- + Site Layout Plan
- + SWEPT Path Analysis
- + Landscaping Plans
- + Sustainability and Energy Statement

Whilst a Design and Access Statement is not explicitly required as part of the Reserved Matters submission, we considered it to be the best method to demonstrate how the proposals for the Visitor Centre and Associated Recreational Facilities have developed to address all appropriate design parameters and specifically the requirements set out in the Approved Outline Planning Application documents for the Reserved Matters submission.

This Outline Planning Permission APP/24/00312 specifically required the following information relating to the Visitor Centre and Associated Recreational Facilities area in the North-West portion of the site, each item of which is addressed through the Reserved Matters submission:

Condition 2:

Visitor Centre to have a maximum envelope of 35 x 55m and maximum height of 10m and Bird Hide to have a maximum envelope of 9 x 20m and maximum height of 5m.

Condition 7:

The reserved matters application for the North West Corner (including visitor centre and car park) submitted pursuant to Conditions 2 and 4 shall include:

- + Consideration of the play area location (currently in proximity to the bin store, a more suitable location should be explored);
- + Any non-residential buildings to achieve BREEAM ‘Very Good’ certification and/or contribute to a reduction in greenhouse gas emissions using ‘Fabric First’ principles and renewable technology (i.e. solar PV);
- + Closed Circuit Television (CCTV) cameras linked to a monitoring station to provide for immediate response to incidents as they are occurring;
- + Electric Vehicle (EV) parking spaces and charging points;
- + Cycle parking (within a covered Sheffield stand). Regarding the latter, cycle parking for e-bikes, tandem bikes, cargo bikes and bicycles used by disabled visitors should be considered and provided. Reason: In the interests of safety, social inclusion and sustainable development.

Condition 18:

Unless otherwise agreed in writing before the development of the final phase (visitor facilities) of development, details of how through movement of traffic has been prevented by the detailed design, in the form of a physical barrier within the car park to ensure visitors can not travel between the north and south access (rat-running), and details of measures to deter motorcyclist access shall be submitted to and agreed in writing by the Local Planning Authority. The barriers should also be provided at the northern and southern entrances and locked at night time to prevent anti-social behaviour. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety, visitor amenity and safety and protection of new and existing habitats.

Condition 20:

No phase of the development approved under Condition 4 shall commence until a Lighting Strategy for that phase or parcel has been approved by the local planning authority. The Strategy must include:

- + Proposed specifications for external lighting of service areas, parking, buildings, signs, open space and access junctions.
- + Measures to prevent obtrusive light to residents and distraction of motorists.
- + Measures to minimise light pollution.
- + Appropriate energy efficiency technology
- + Permanent lighting will comprise hooded luminaires directed away from vegetation, particularly the boundary hedgerows and treelines to avoid any light spill onto retained vegetation.

Lighting will follow good practice current at the time of detailed design. The new lighting will be task-related, associated with the visitor centre and associated car park and with no lighting on the access roads. The lux level will be as low as possible to meet their purpose safely and effectively.

The lighting for each phase or parcel shall be carried out in accordance with the approved Lighting Strategy and shall be retained and maintained as such thereafter.

Reason: In the interests of safety, visual and residential amenity and habitats and the environment.

In addition, the Reserved Matters submission is required to address in sufficient detail the following four areas:

- Siting*
- Scale*
- External appearance*
- Landscape*

1.5 Format of Design and Access Statement

The Design and Access Statement is set out as below:

- + site layout and building design proposals, setting out key project drivers, and siting, scale and external appearance of each proposed building element.
- + access strategy
- + stakeholder consultant statement
- + design and access summary

Landscaping covered in Appendix A.



2.0

Site Layout and Building Design Proposals

2.1 Site Location and Context

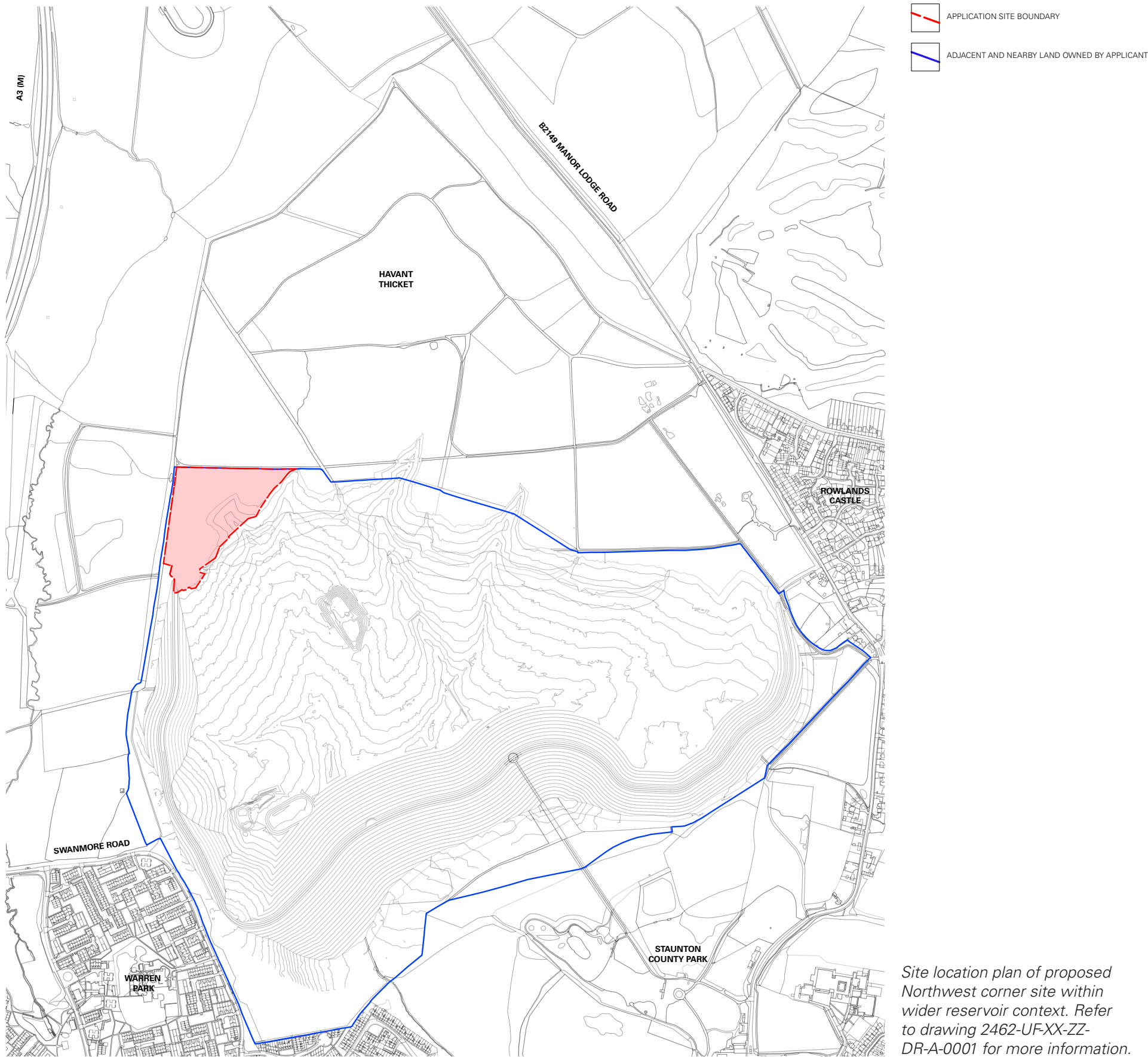
The site for these proposals is situated within the north-west corner of the wider Havant Thicket Reservoir Project.

Access to the site is provided on Manor Lodge Road (B2149), situated between Horndean to the north and Rowlands Castle to the south. The site is bounded by Warren Park to the south-west, Havant Thicket to the north, Rowlands Castle to the east and Staunton Country Park to the south-east.

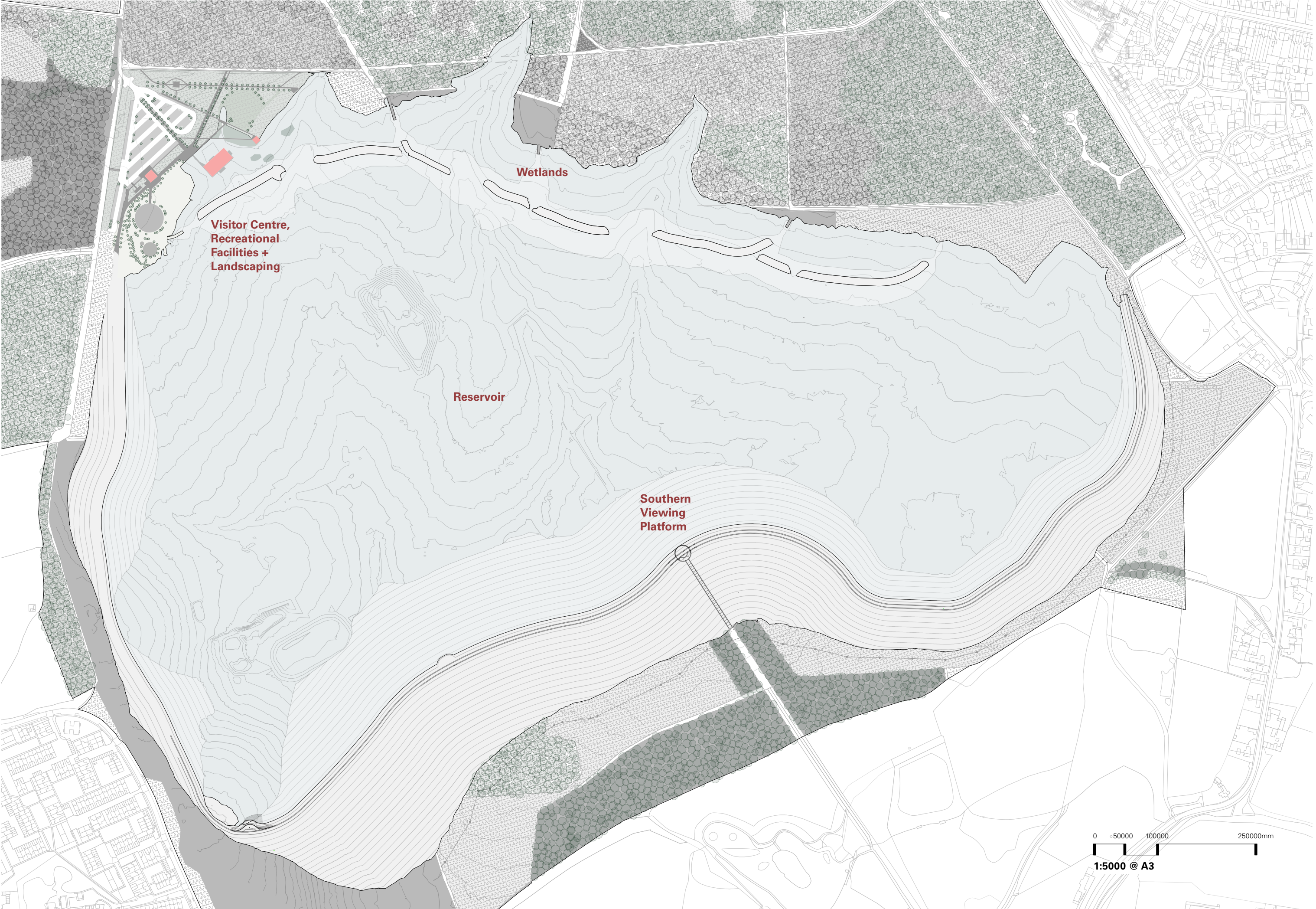
The approved location for the new Visitor Centre and associated facilities is currently the site compound for the reservoir contractor. It is intended that as much of the existing site topography, site drainage and parking areas will be reused as possible.

The application boundary also incorporates a compartment of the reservoir wetlands, which has played a key role in informing the design response.

Inherently, the north-west corner site has a strong visual and spatial relationship with the viewing platform located to the south-east, on the opposite side of the reservoir.



Site location plan of proposed Northwest corner site within wider reservoir context. Refer to drawing 2462-UF-XX-ZZ-DR-A-0001 for more information.



0 50000 100000 250000mm
1:5000 @ A3

2.2 Project Design Drivers and Project Vision

Our design development follows the client vision to:

- + serve the local community by providing information about the Client's work and enhancing visitors' health and well-being;
- + complement the natural environment, showcasing both the reservoir and surrounding nature;
- + offer visitors education content on the history and archaeology of the HTWSR site;
- + and present exhibits and provide information on water resource management and the protection of wetland habitats.

We also note the strongly expressed client ambition for the highest architectural and landscape quality; and it is the absolute intention of this design team for the whole project to be carried out to an exemplary design quality standard.

As set out in the Outline Planning Submission, the projection for visitor numbers is for a medium level of usage, as set out adjacent. This is deliberately conceived as holding a vital balance between public amenity and protection for future flora and fauna. The building and landscape design might have been developed from a perspective of public access and amenity at the sacrifice of the thriving of the future ecology; alternatively public access could have been strictly limited to maximise the ecological potential of the site. The medium projection places high value on both ambitions and sets out to provide a setting for substantial public amenity and enjoyment, whilst creating extensive space for undisturbed habitat creation. Every design decision for both the buildings and wider landscape stems from this position of balance: from car-park numbers, to building design approaches, to the arrangement of functions within the wider landscape.

Havant Thicket Reservoir Visitors Report

SCENARIO 2 MEDIUM LEVEL



An enhanced country park facility with high quality visitor infrastructure and services including a main hub in the form of a purpose-built visitor centre.

Projected visitor numbers

318,000

Car park spaces

**193 main car park
55-60 overflow**

Plus staff spaces, coach/minibus and disabled

Facilities

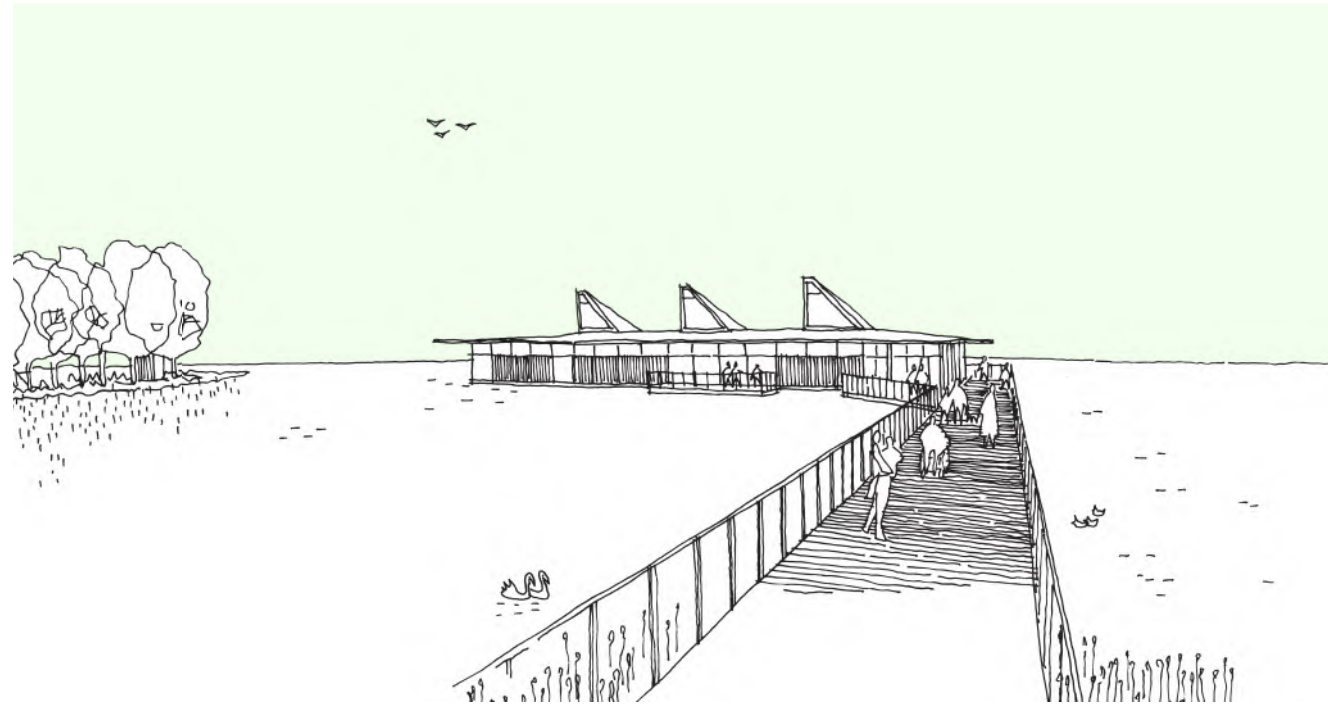
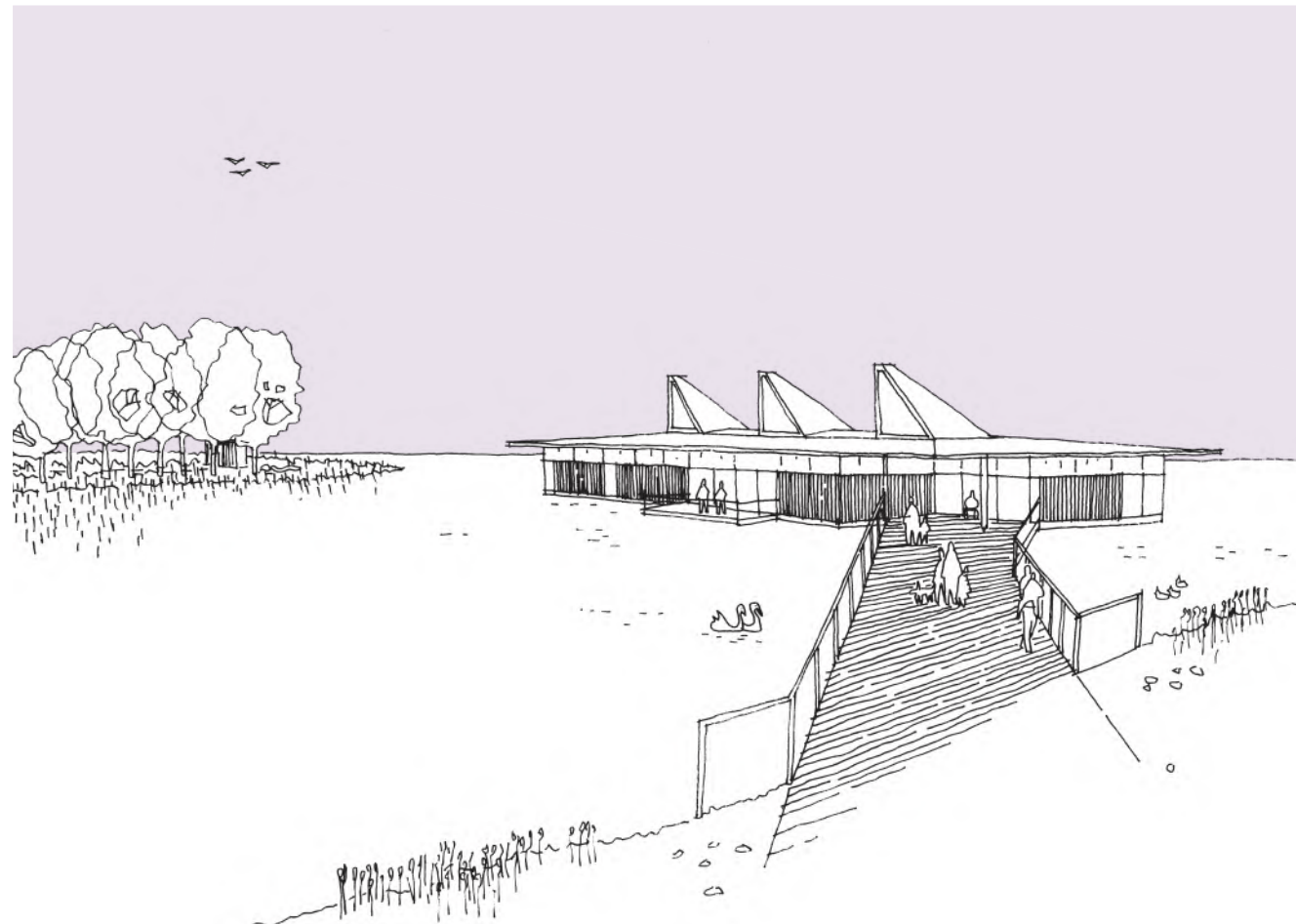
- Visitor centre (overlooking the reservoir) with:
 - Unmanned welcome/lobby area with interpretation linking to the café
 - Café (kitchen and stores)
 - External seating
 - Flexible room (venue for social functions, meetings and education)
 - Toilets (including Changing Places Toilet)
 - Office
 - Plantroom, secure area for waste
- Bird-hide, screens and pond dipping
- Network of trails for walking, cycling and horse riding (with shorter loops)
- Outdoor shelter
- Interpretation
- Seating and picnic areas
- Car parking (medium)



2.3 Core Brief

The project scope is as noted above in section 1.2, specifically comprising:

- + A visitor centre, with a reception and exhibition area, shop, café and restaurant facilities, an education / conference space, staff spaces, and toilets.
- + A visitor hub building, comprising of an energy centre, with all services which are better located on land, a café kiosk, catering store and public toilets, including a Changing Places facility.
- + An educational bird hide.
- + Associated landscape elements including car and bus parking, covered cycle stands, picnic and play areas, paths, roads and boardwalks, signage and wayfinding, other ancillary facilities and CCTV coverage.



*Early sketches of
visitor centre*

2.4 Itinerary of Project Accomodation

We propose that the following list comprises all the required elements of the brief.

Visitor Centre

The Visitor Centre will consist of the following spaces:

- + reception
- + shop
- + exhibition area
- + education / conference space, and associated storage, cloaks area and WCs, including an accessible WC
- + visitor WCs including an accessible WC, and family changing space
- + a cleaner’s store
- + a staff office
- + a staff social space
- + a staff store, housing IT server cabinet
- + a staff WC
- + café / restaurant
- + café store
- + kitchen, with day cold room and dry store
- + plant room
- + external terraces with seating for café / restaurant, education space and visitors generally
- + an access walkway, given its proposed location within the wetlands body of water; together with a drawbridge for out-of-hours security

Visitor Hub Building

- + café kiosk
- + kitchen store
- + cold room
- + freezer room
- + plant room
- + public WCS, including an accessible WC and a Changing Places facility.
- + a cleaner’s store
- + a groundkeeper’s store

Educational Bird Hide

- + a single space suitable for a half-class group of 15 students and 2 teachers.

Associated Landscape Elements

- + Car-parking to accommodate 296 spaces, split between a northern car-park with 255 spaces and a southern car-park with 41 overflow spaces. This provision will include staff spaces, accessible spaces and coach and minibus drop-off and parking. A suitable provision for EV charging spaces.
- + separation of northern and southern access roads and parking areas with a barrier, capable of opening to allow emergency vehicular access.
- + seating and picnic areas
- + children’s play area
- + pond dipping facility
- + cycle shelters
- + pedestrian and cycling routes which interface with a larger network beyond the project boundary
- + a reed bed area with boardwalks
- + swale drainage
- + marginal planting to the edge of the wetlands
- + integration of public art
- + CCTV cameras linked to a monitoring station
- + signage and wayfinding

Havant Thicket Reservoir: Schedule of Accommodation

2462-UF-XX-XX-SH-A-1000-T0

Visitor Centre					
Room Type	Room No.	Size (sqm)	Number	Total (sqm)	Public / Private / Invited
Primary Spaces					
Lobby / Entrance Space	VC.27	25	1	25	Public
Education Space	VC.10	74	1	74	Invited
Shop	VC.01	47	1	47	Public
Café	VC.03	169	1	169	Public
Kitchen	VC.15	77	1	77	Private
Storage					
Shop Storage	VC.02	5	1	5	Private
Furniture Storage	VC.04	6	1	6	Private
Cleaner Storage	VC.05	3	1	3	Private
Staff Storage	VC.24	2	1	2	Private
Kitchen Stores	VC.18	2	1	2	Private
Walk In Fridge	VC.16	2.5	1	2	Private
Walk In Freezer	VC.17	2.5	1	2	Private
Circulation					
Primary Circulation	VC.14	47	1	47	Public
Toilet Circulation		11	1	11	Public
Staff Circulation		5	1	5	Private
Sanitary Facilities					
Education WC	VC.08, VC.09	2	2	4	Invited
Education Accessible WC	VC.07	4	1	4	Invited
Education Cloak and Washroom	VC.06	8	1	8	Invited
Visitor WC	VC.12	2	8	16	Public
Visitor Accessible WC	VC.11	4	1	4	Public
Family Change	VC.13	4	1	4	Public
Staff WC	VC.21	3	1	3	Private
Staff Facilities					
Staff Office	VC.22	10	1	10	Private
Staff Room	VC.23	46	1	46	Private
Staff Locker / Change	VC.20	6	1	6	Private
Electricity Dist. Cupboards					
Electricity	VC.25	1	1	1	Private
Kitchen Electricity	VC.26	1	1	1	Private
Plant					
	VC.19	30	1	30	Private
Internal Walls					
		11.98	1	12	n/a
Total					
				626	

Visitor Hub Building					
Room Type	Room No.	Size (sqm)	Number	Total (sqm)	Public / Private / Invited
Primary Spaces					
Kiosk	SB.04	19	1	19	Private
Storage					
Dry Food Storage	SB.06	17	1	17	Private
Cold Food Storage	SB.01	12	1	12	Private
Freezer Storage	SB.02	6	1	6	Private
Cleaner Storage	SB.07	5	1	5	Private
Grounds Storage	SB.14	5	1	5	Private
Circulation					
Staff Circulation	SB.03	15	1	15	Private
Sanitary Facilities					
Visitor WC					
Visitor WC	SB.10, SB.11, SB.12, SB.13	3	4	12	Public
Visitor Accessible WC	SB.09	4	1	4	Public
Changing Places	SB.08	12	1	12	Public
Plant					
	SB.05	43	1	47	Private
Internal Walls					
		6	1	6	n/a
Total					
				160	

Educational Bird Hide					
Room Type		Size (sqm)	Number	Total (sqm)	Public / Private / Invited
Primary Spaces					
Education Space	BH.01	19	1	19	Invited
Viewing Space	BH.02	25	1	25	Invited
Internal Walls					
		1.2	1	1	
Total					
				45	

2.5 Siting

Visitor Centre

The proposed siting of the Visitor Centre has ensured that the building footprint sits within its designated 100 x 70 metre location zone identified in accordance with the Reserved Matters requirements, as shown on drawing 2462-UF-XX-ZZ-DR-A-0002, located on page 19. The outline planning permission allows that 'the location of the visitor centre could be on an island or on land in this location and will be subject to further detailed design'. In response, we propose that the Visitor Centre is located within the body of water forming part of the wetlands area. This location will provide huge visitor appeal due its ability to provide a distinctive and immersive experience, enabling direct engagement with the surrounding natural landscape. This approach has been used successfully by the design team at other in-water visitor centres across the UK, including the Attenborough Nature reserve, Nottinghamshire and Brockholes Nature reserve, Lancashire.

Positioning the visitor centre within the wetlands also provides an effective security solution, removing the need for visually intrusive high-security perimeter fencing to protect the building outside operational hours. A 25-metre length access walkway is proposed to connect the Visitor Centre to the reservoir edge. This access walkway incorporates a discreet drawbridge, which can be raised outside of visiting hours to prevent unauthorised access to the building. The access walkway to the Visitor Centre has been intentionally aligned with the central pedestrian route from the proposed car parking, establishing a strong visual axis running from north-west to south-east. This arrangement creates a clear and intuitive sense of arrival and wayfinding for visitors approaching the site.

In the event of a 1:100 year flood the Visitor Centre, as a floating entity, would remain above the water line but the access walkway would submerge. In such highly occasional circumstances the drawbridge would be raised, and the Visitor Centre kept closed.

The location of the building on water, set onto a floating pontoon, has other benefits. It reduces the sub-structural requirements for the building, eliminating the need for

extensive piled foundations beyond four locating posts in each corner of the building. The specific location also offers enticing views in each of four directions with external viewing terraces on all sides; by contrast a land-locked building would only be likely to have an appealing view over the water in one direction. Additionally, from our experience of directly relevant precedent projects, and from the positive feedback from many stakeholders, we recognise that people find buildings on water an exciting and attractive proposition, and we believe that the extensively glazed, naturally lit and ventilated building design with its expressive timber frame and roof structure and wide usage of natural materials will be a joyful place to visit. This not only will provide a lovely and engaging facility for the local community but also an enticement for people to engage with nature more deeply.

The building will also feature exhibition display panels helping explain the project and the wildlife at the reservoir.

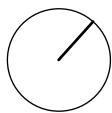
Finally, through the commissioning of an independent study by ecologists Middlemarch, included within the Reserved Matters submission, we have scientifically based objective evidence that this building location minimises disturbance to fauna, and specifically to birds:

'Our independent assessment remains that positioning the visitor centre within the water is the option most likely to deliver the lowest overall impact on biodiversity.'

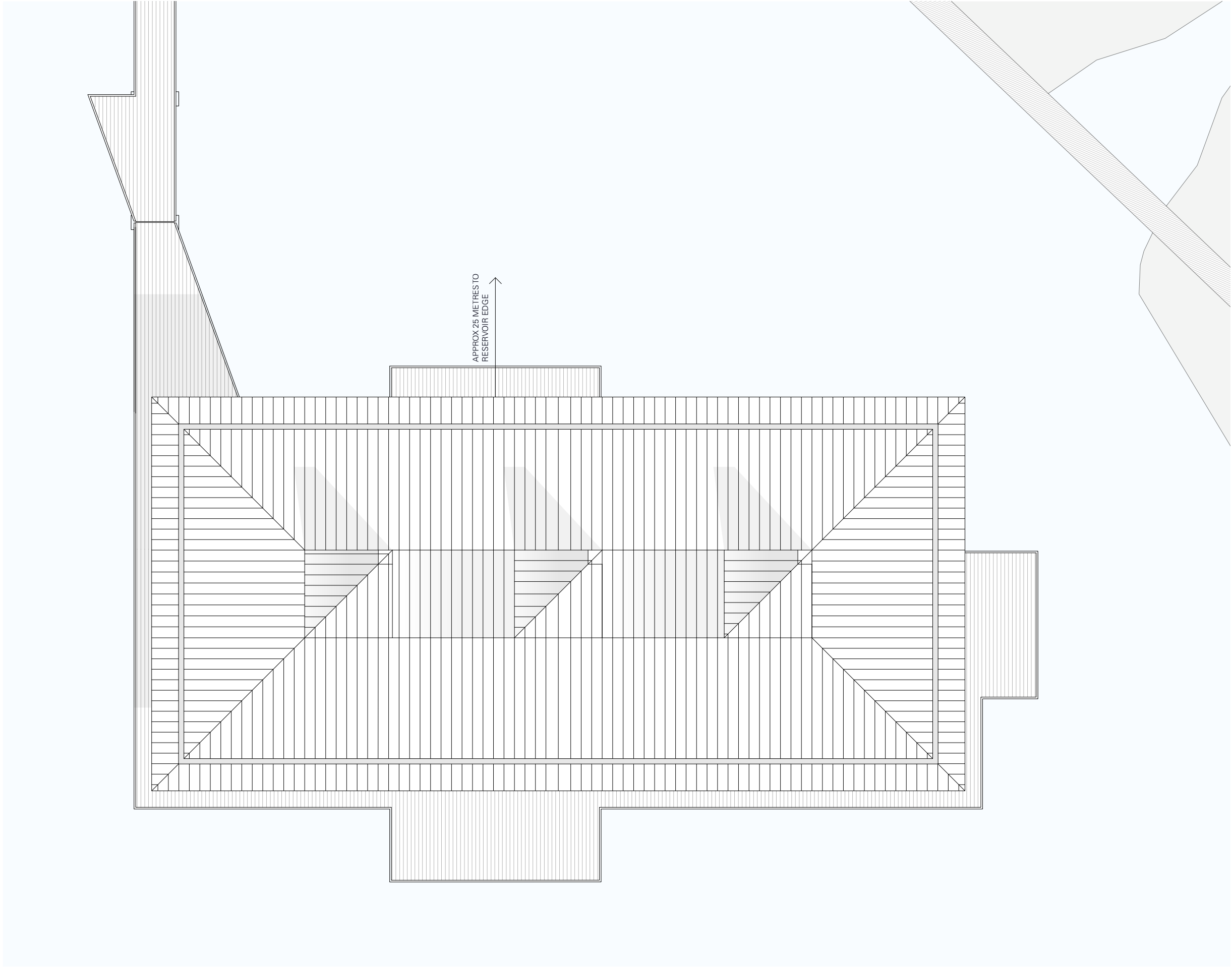
- Middlemarch Presentation, May 2026.



The design team has previous successful experience of visitor centres within bodies of water at Attenborough Nature Centre, above, and Brockholes Nature Reserve, below



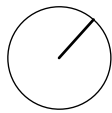
Roof plan of proposed Visitor
Centre. Refer to drawing
2462-UF-XX-RP-DR-A-0021
for more information.



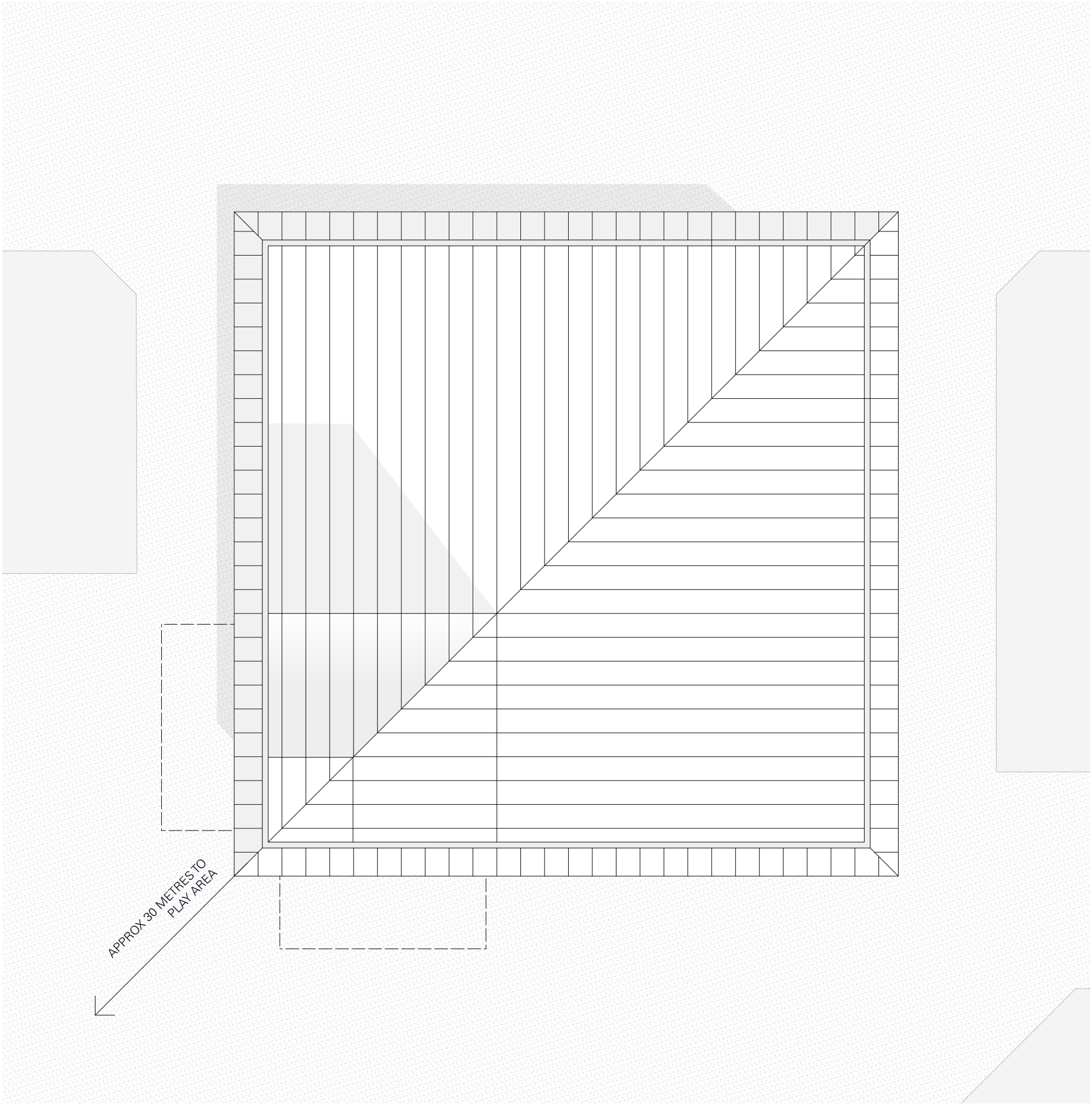
Visitor Hub Building

We have recognised the benefit of some accommodation being located on land; especially elements associated with the visitor centre which require regular servicing and access, including food stores and plant accommodation; and have therefore proposed an on-land Visitor Hub Building. This accommodation would also provide public toilets and a café kiosk, serving, amongst others, people using the picnic and play areas, with a location immediately adjacent to this area. This approach allows more readily for dealing with particularly busy days, with a double provision of catering outlets and associated toilets. The Visitor Hub Building also accommodates a fully equipped Changing Places provision.

It is intended that the food store area would serve both the Visitor Hub Building café kiosk and the visitor centre café. Trolleys will be utilised to take food to the Visitor Centre along a simple hardstanding and access walkway route; this activity is intended to take place outside of main public usage hours. Similarly, trolleys for waste removal from the Visitor Centre will use the same route. The café / restaurant facility is intended to be an ambitious offer with a high-quality menu and table service.



Roof plan of proposed Visitor Hub Building. Refer to drawing 2462-UFXX-GF-DR-A-0015 for more information.

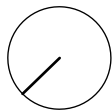


Educational Bird Hide

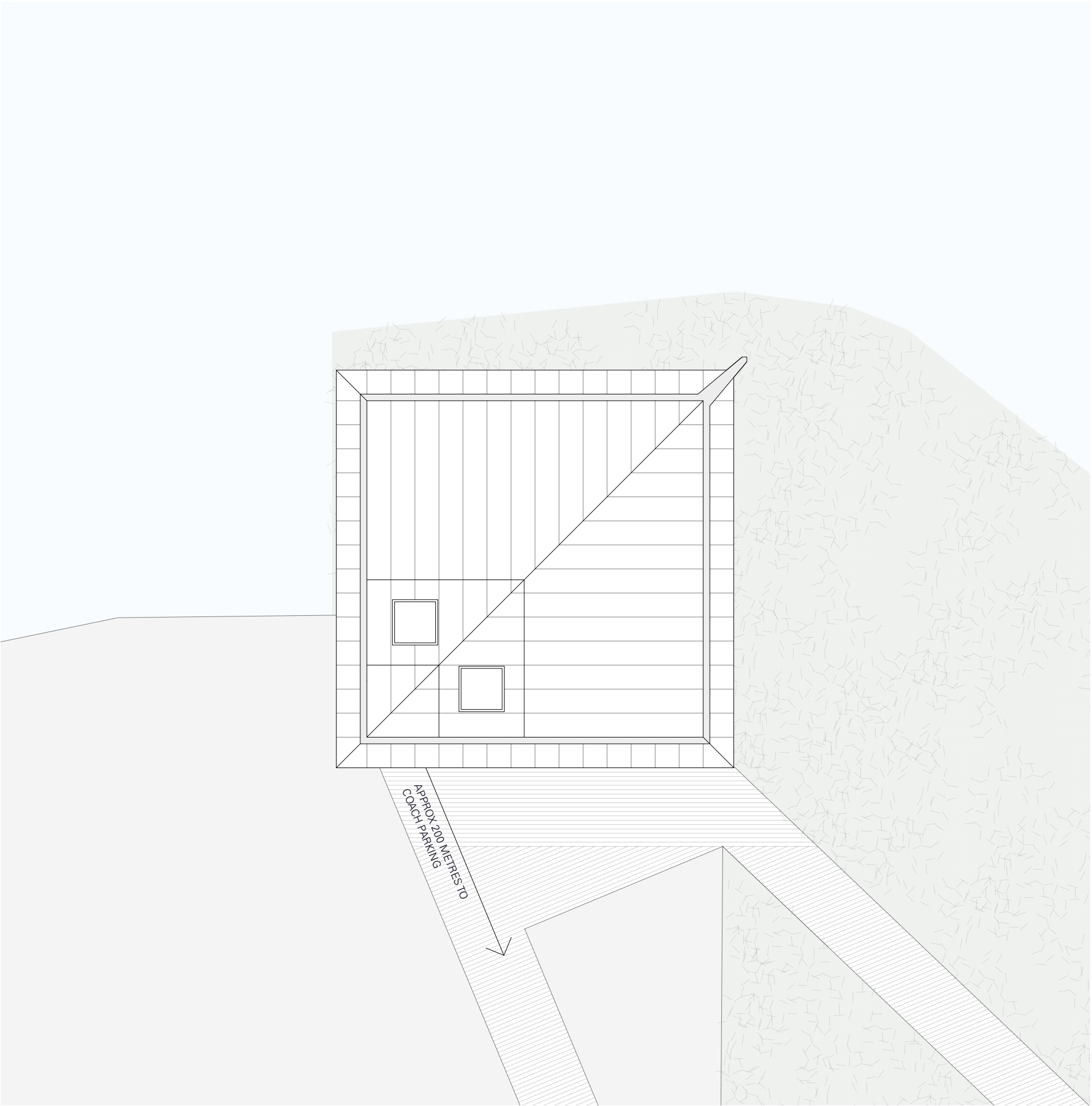
The intended siting of the bird hide has ensured that it is located within its designated 15 x 40 metre location zone presented within the approved plans, as a requirement of Reserved Matters, as shown on drawing 2462-UF-XX-ZZ-DR-A-0002 located on page 19.

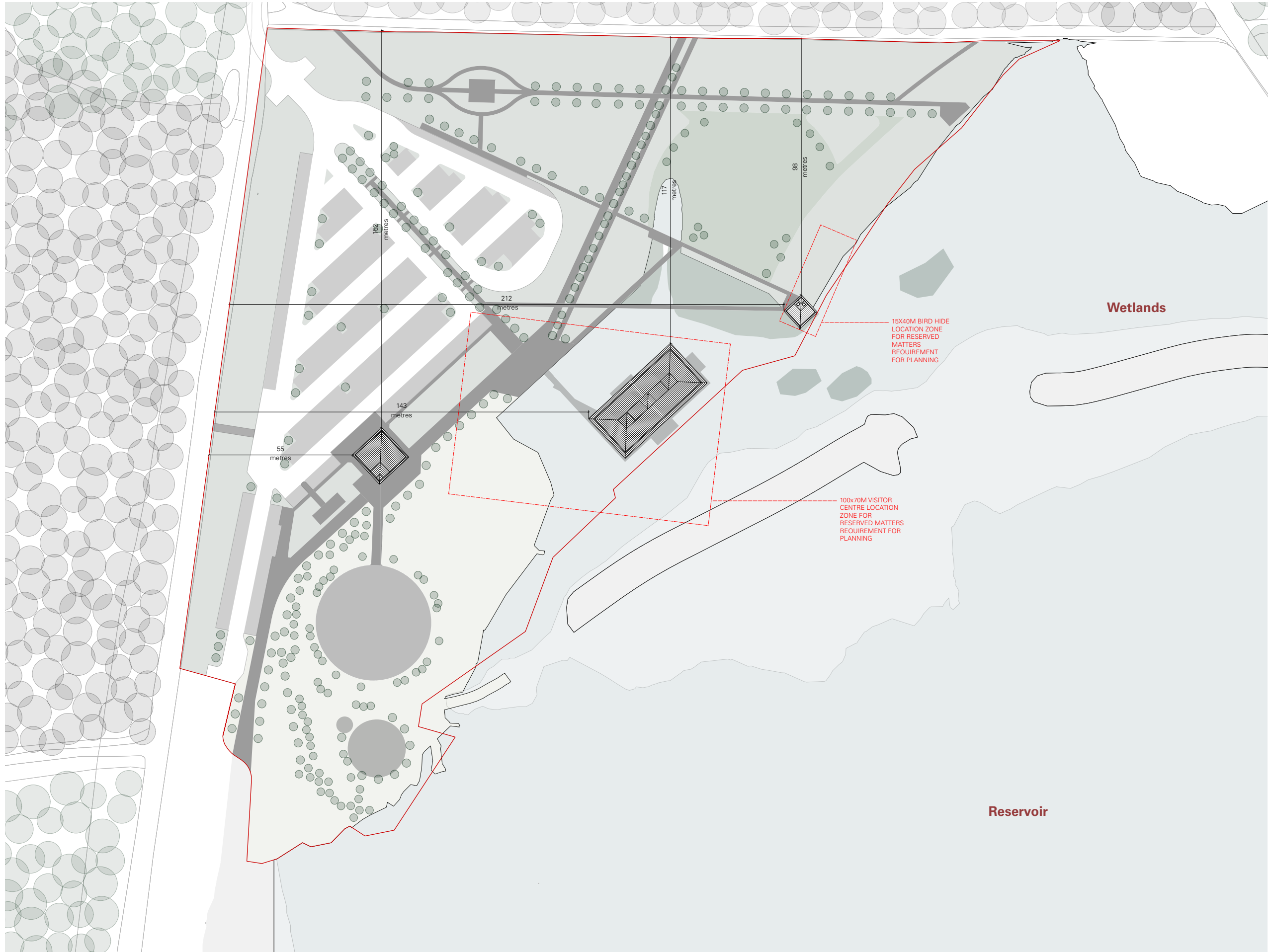
The intention for this building is to be specifically an educational bird hide, providing students and children with an introduction into observing birds and other wildlife. Because of this, the bird hide has been positioned to the north-eastern corner of the Visitor Centre and associated recreational facilities portion of the reservoir site, beyond the proposed meadows area, to ensure it benefits from a quieter location.

The building is located on the land’s edge to allow a greater viewer experience of the reservoir. It has been positioned at the head of connecting walkways, creating a triangle of access between itself, the visitor centre and coach drop off area, which is where school groups will arrive to the site.

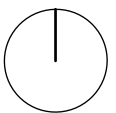


Roof plan of proposed Educational Bird Hide. Refer to drawing 2462-UF-XX-RP-DR-A-0016 for more information.

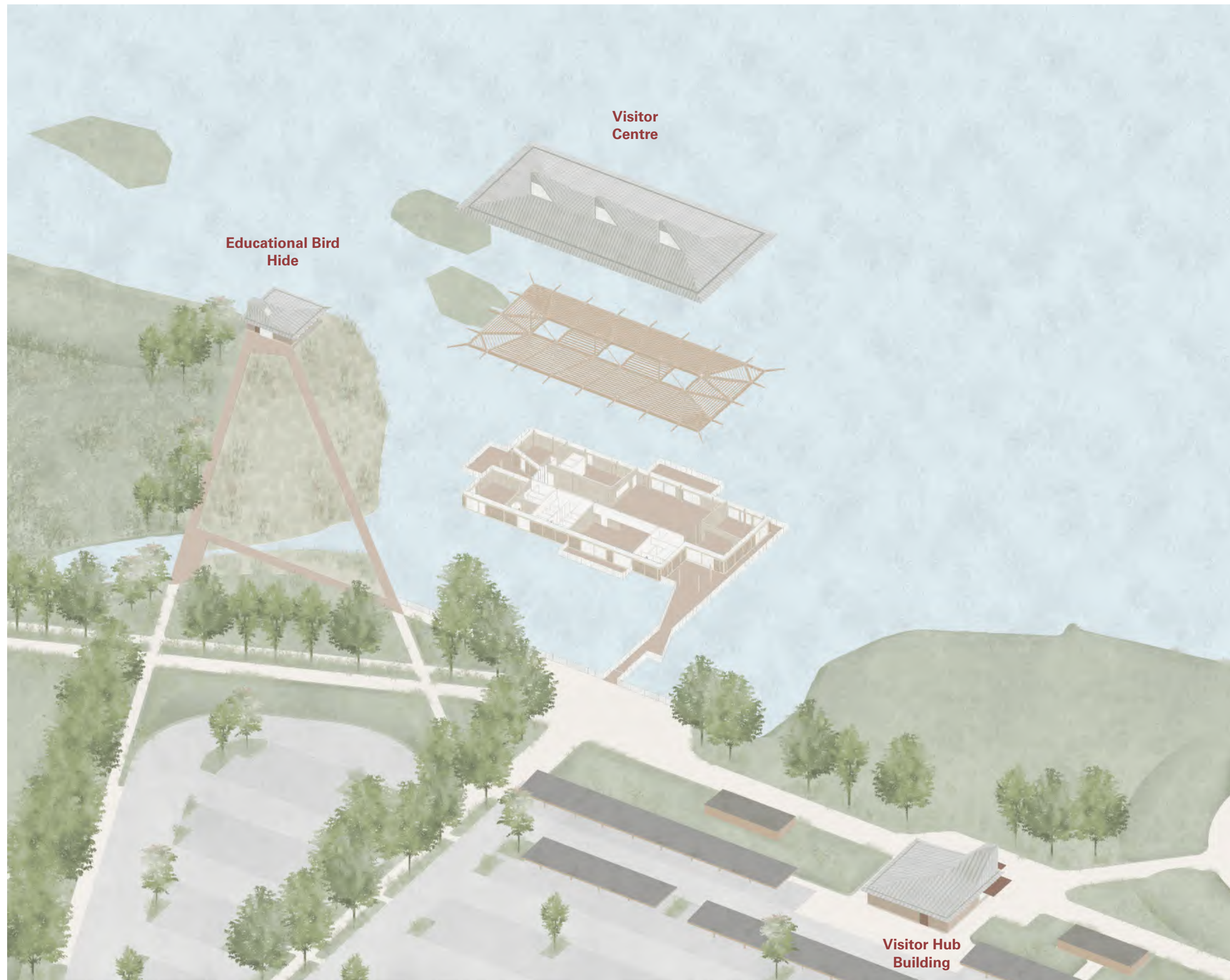




RESERVED MATTERS BOUNDARY



Proposed Site Block Plan.
Refer to drawing 2462-UF-
XX-ZZ-DR-A-0002
for more information.



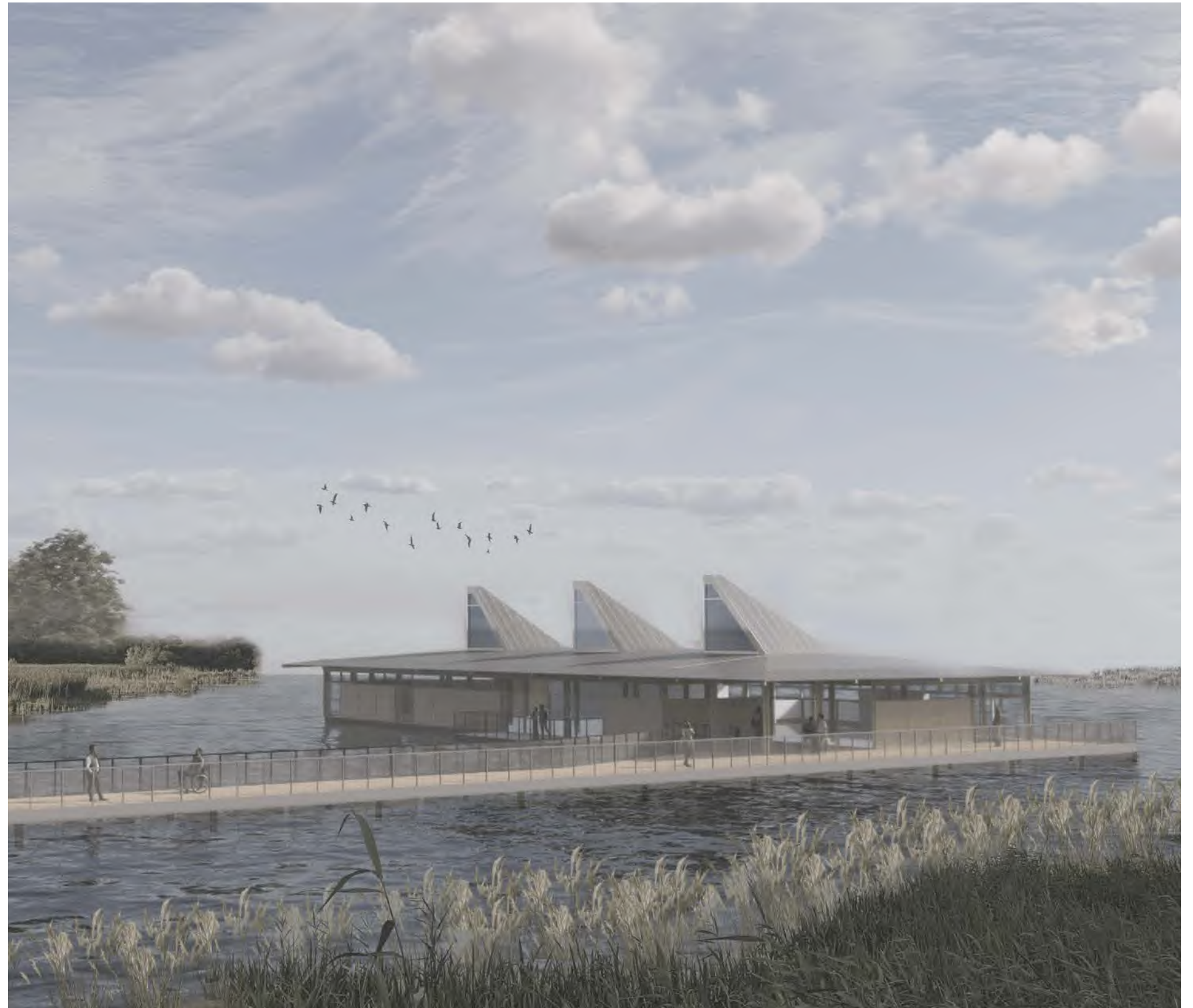
Axonometric Visual presenting the contextual siting of the proposed buildings.

2.6 Scale

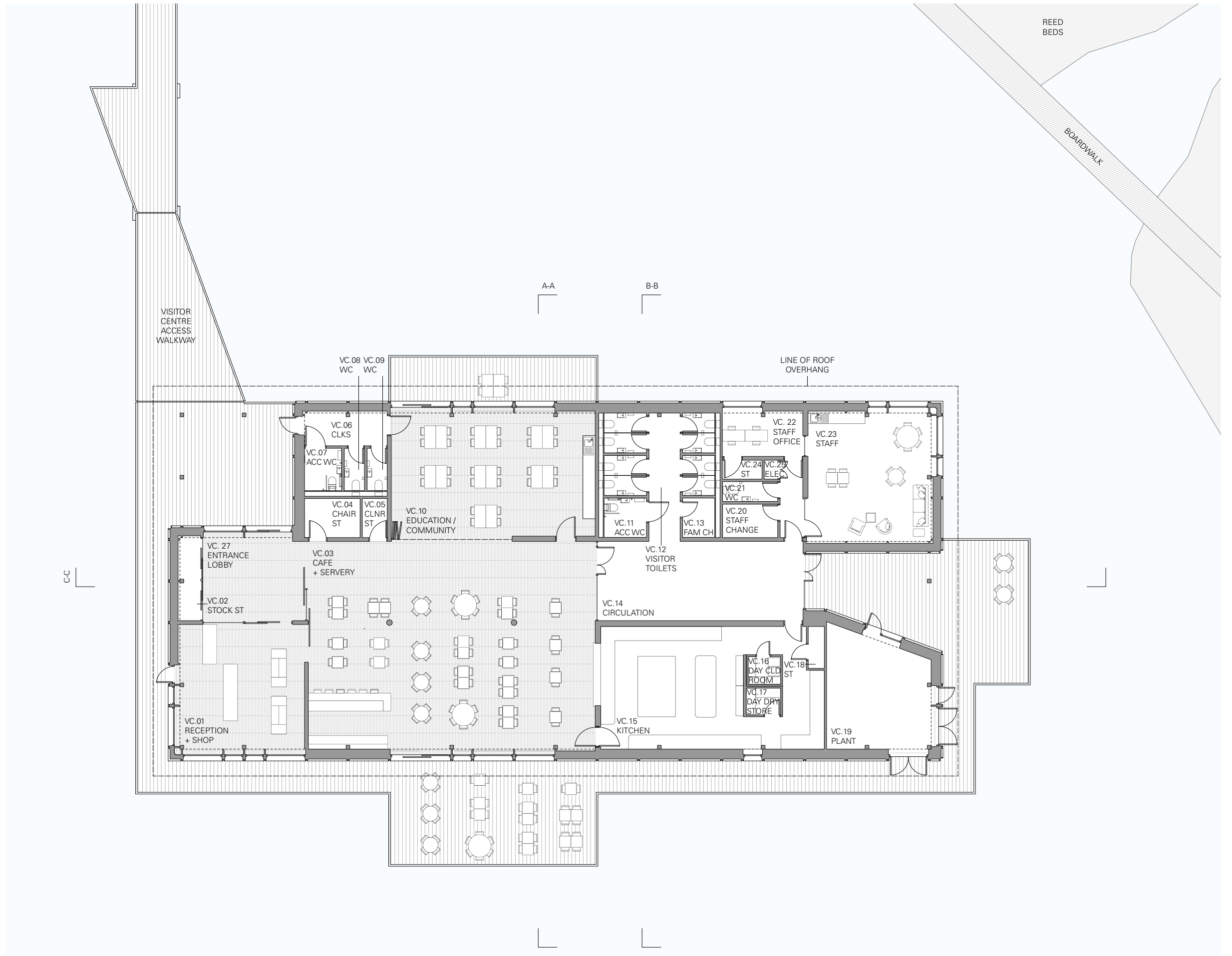
Visitor Centre

The Visitor Centre including its surrounding terraces is proposed to be 27m wide by 47.5m long and 8.4m from finished floor level to top of turrets. This accordingly is less than the maximum allowance sizes permitted by the Outline Planning Consent of 35 x 55m and maximum height of 10m.

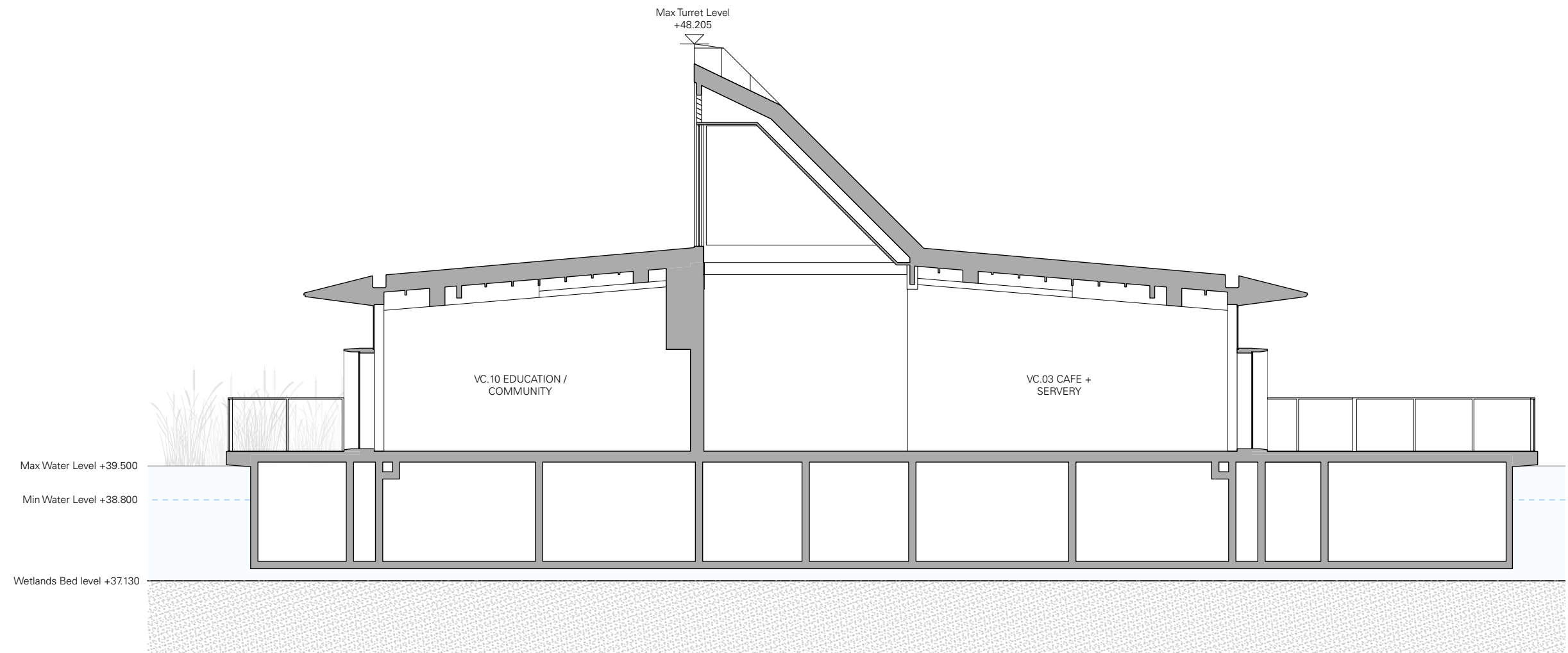
The Access Walkway connecting the visitor centre to land is proposed to be approximately 25m long, this includes a resting area and drawbridge element which is proposed to be 3m long.



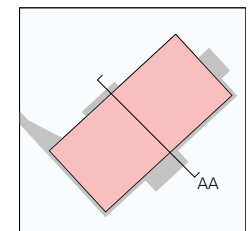
*Design development perspective
image of the visitor centre and
access walkway within the wetlands*

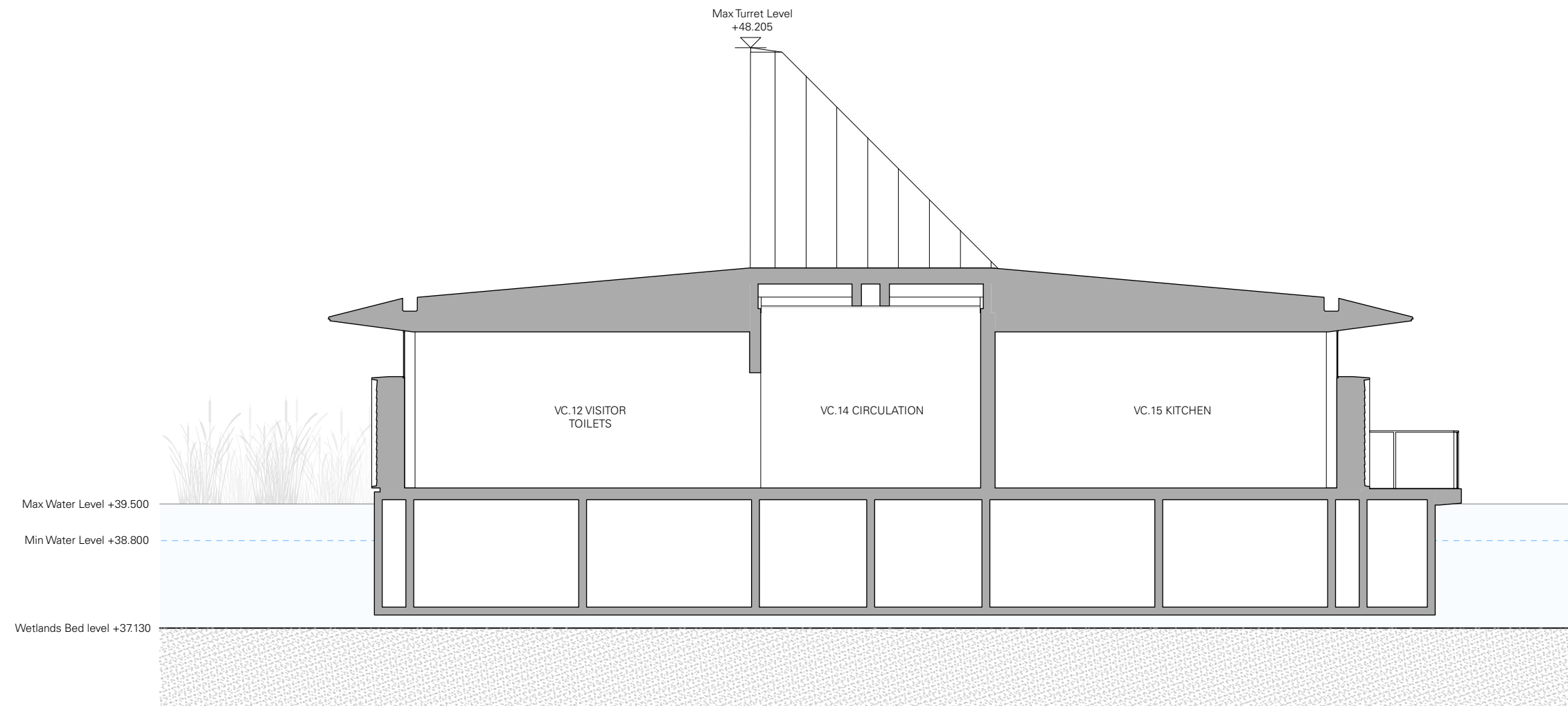


Floor plan of proposed Visitor Centre. Refer to drawing 2462-UF-XX-GF-DR-A-0011 for more information.

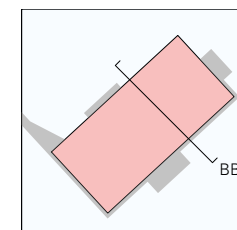


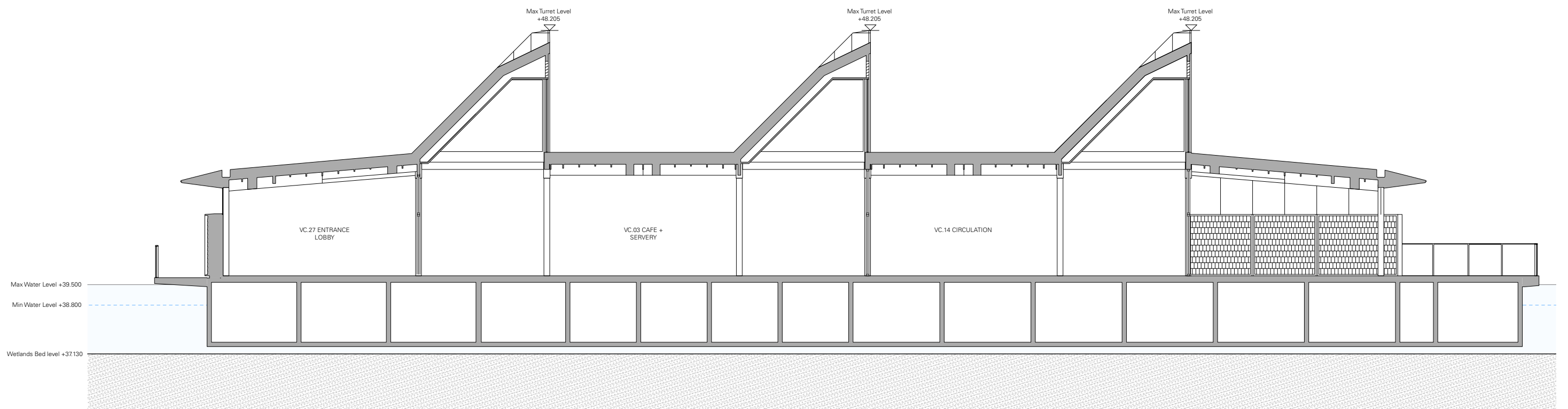
Sections of proposed Visitor Centre.
Refer to drawing 2462-UF-XX-ZZ-DR-A-0031
for more information.



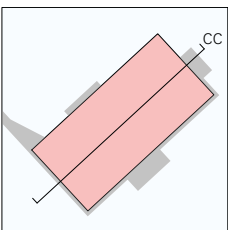


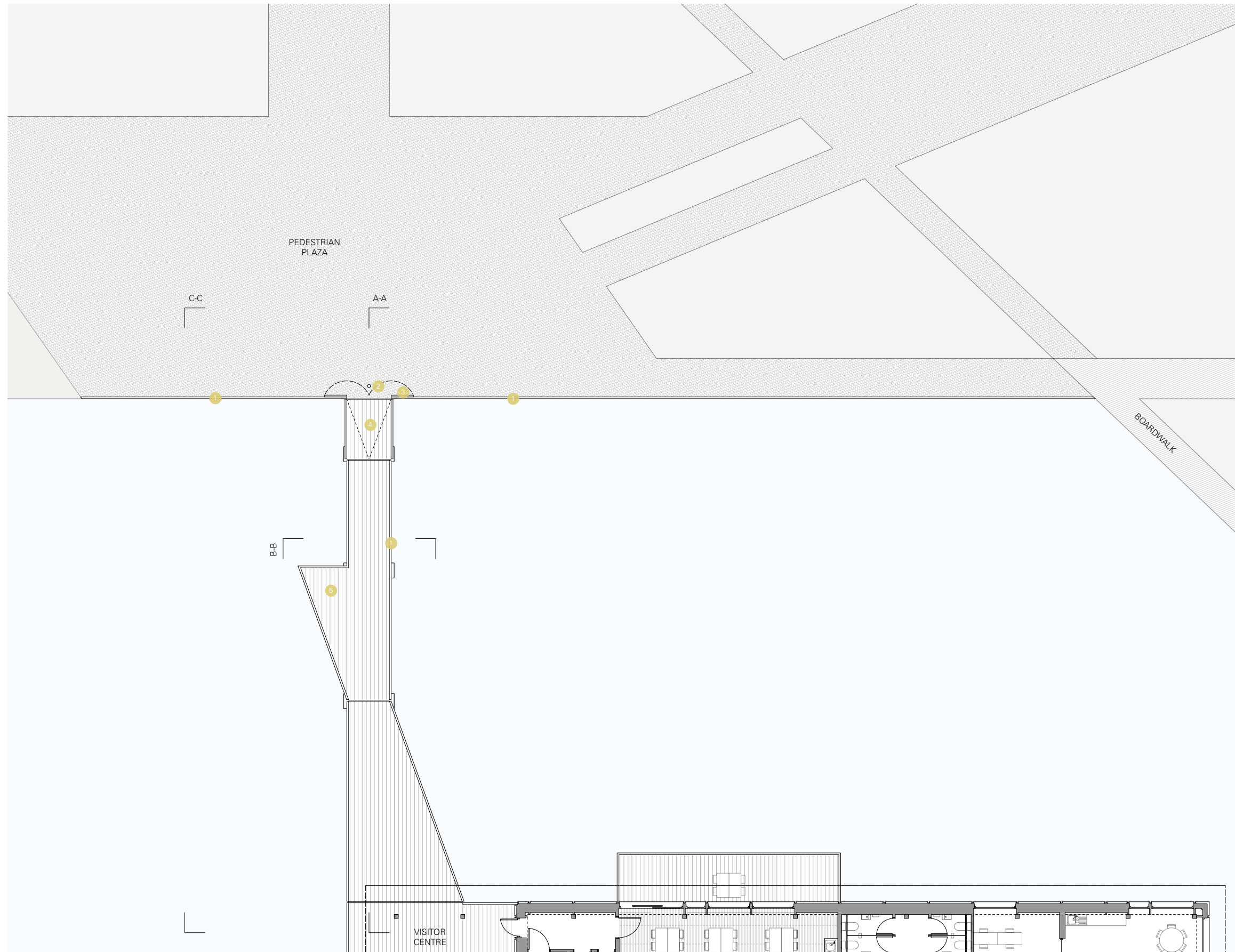
Sections of proposed Visitor Centre.
Refer to drawing 2462-UF-XX-ZZ-DR-A-0031
for more information.





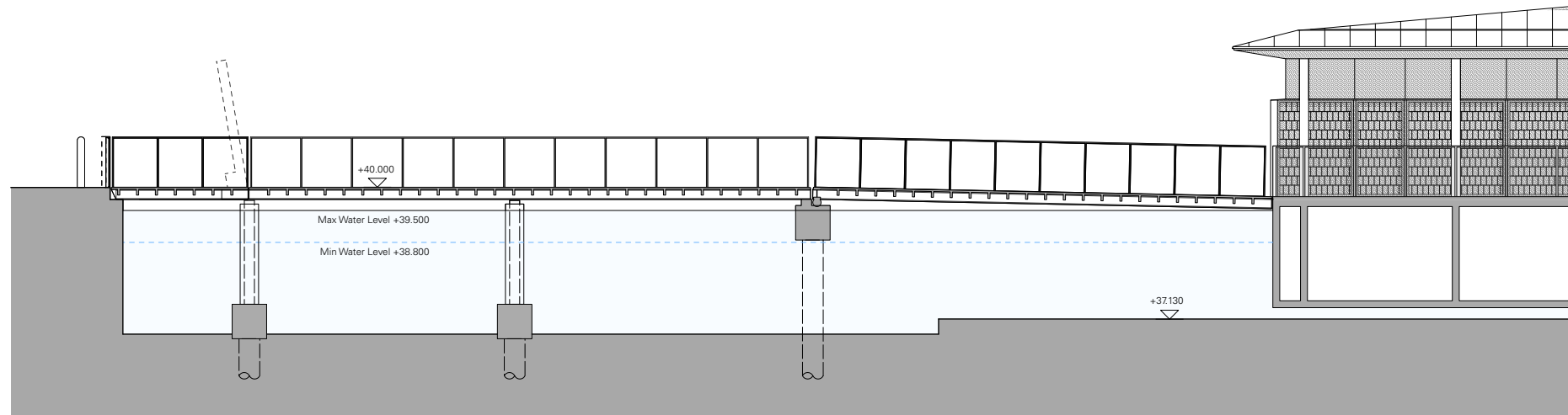
Sections of proposed Visitor Centre.
Refer to drawing 2462-UF-XX-ZZ-DR-A-0031
for more information.



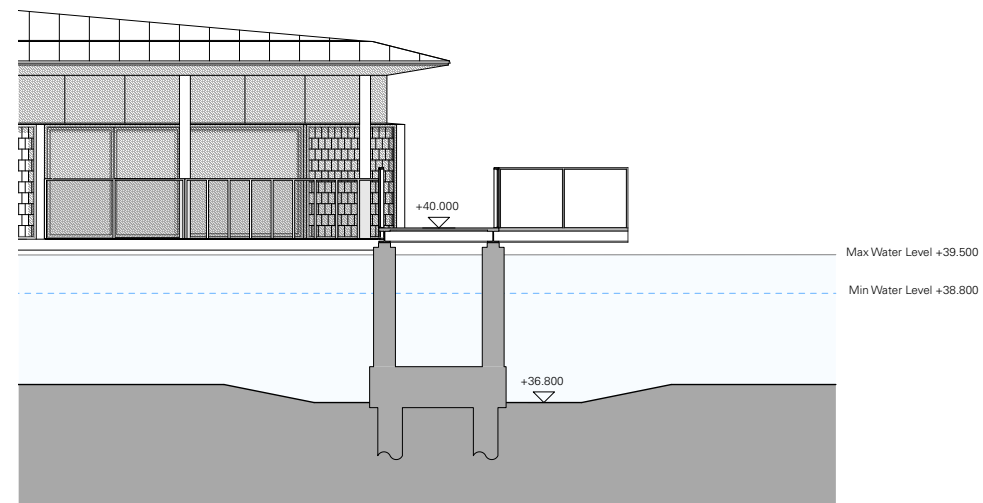


- 1 PPC FRAMED GLAZED BALUSTRADING WITH OAK CAPPING
- 2 SECURITY BOLLARD
- 3 SECURITY GATES
- 4 DRAWBRIDGE WITH BELOW WATER HYDRAULIC OPERATION
- 5 WALKWAY RESTING AREA

Floor plan of proposed Visitor Centre Access Walkway. Refer to drawing 2462-UF-XX-GF-DR-A-0012 for more information.

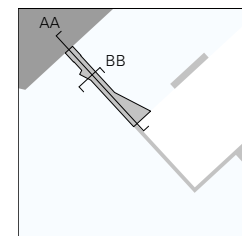


SECTION A-A 1:100



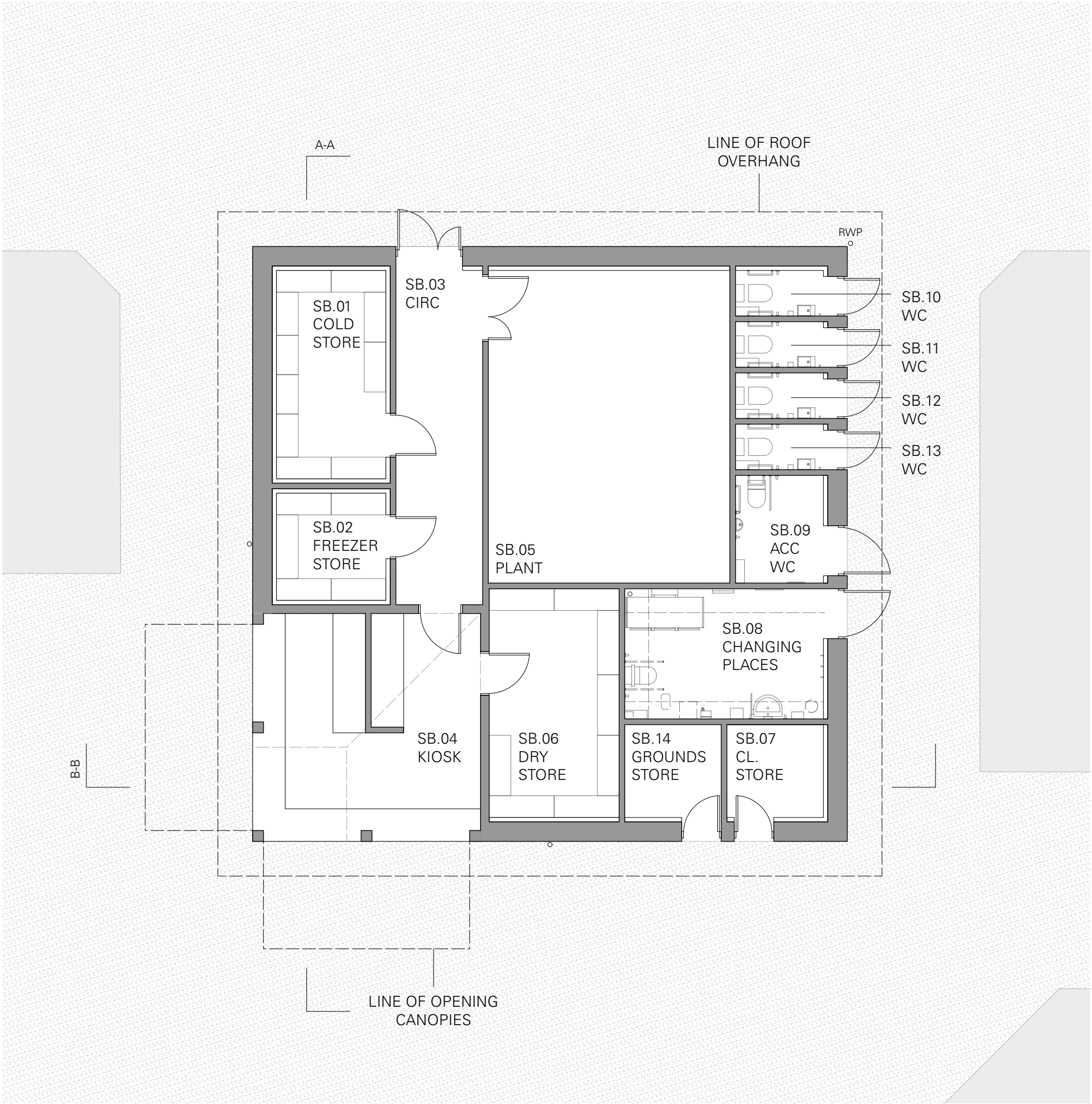
SECTION B-B 1:100

*Sections of proposed Visitor Centre Access Walkway.
Refer to drawing 2462-UF-XX-ZZ-DR-A-0052
for more information.*

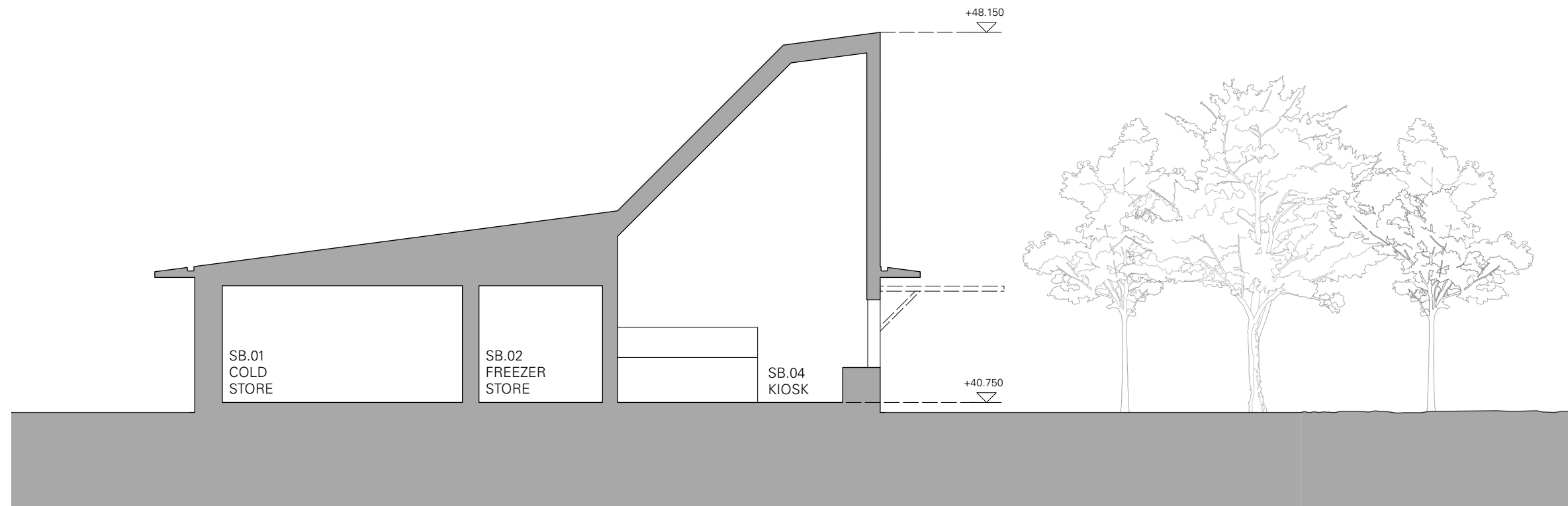


Visitor Hub Building

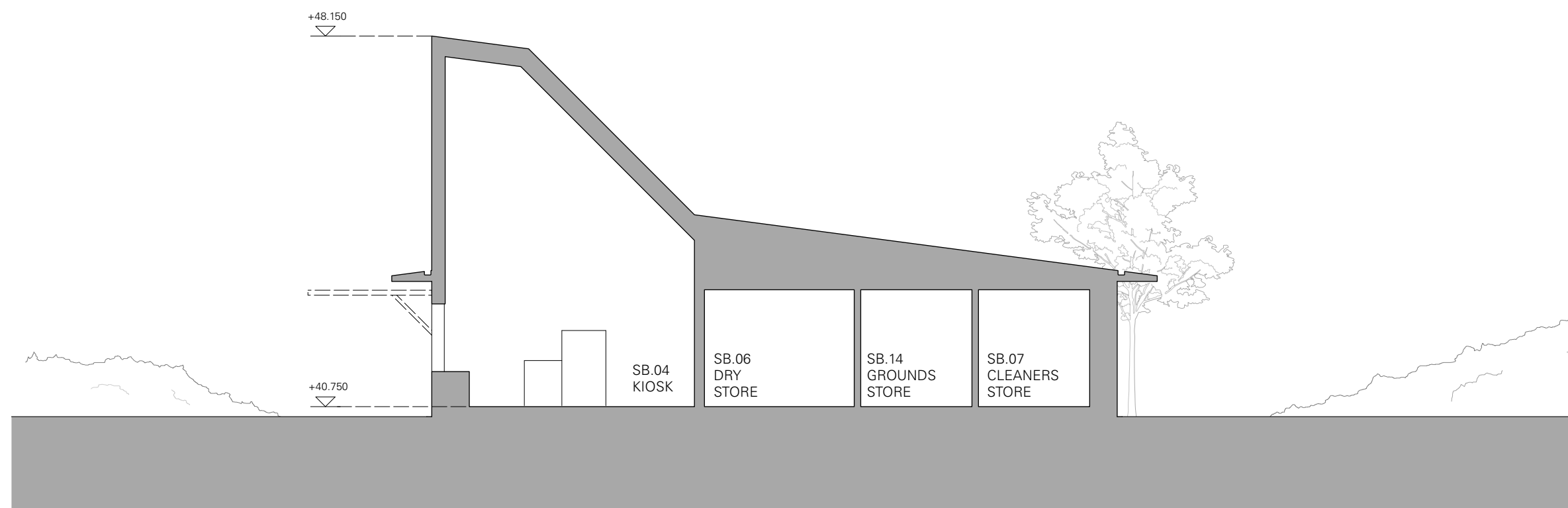
This is a new provision but is a significantly smaller building than the Visitor Centre, measuring 7.4m from finished floor level to top of roof. It's footprint is proposed to be 13.7m long x 13.7m wide.



Floor plan of proposed Visitor Hub Building. Refer to drawing 2462-UFXX-GF-DR-A-0015 for more information.

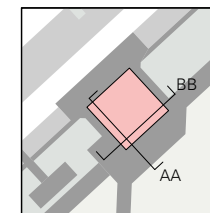


SECTION A-A



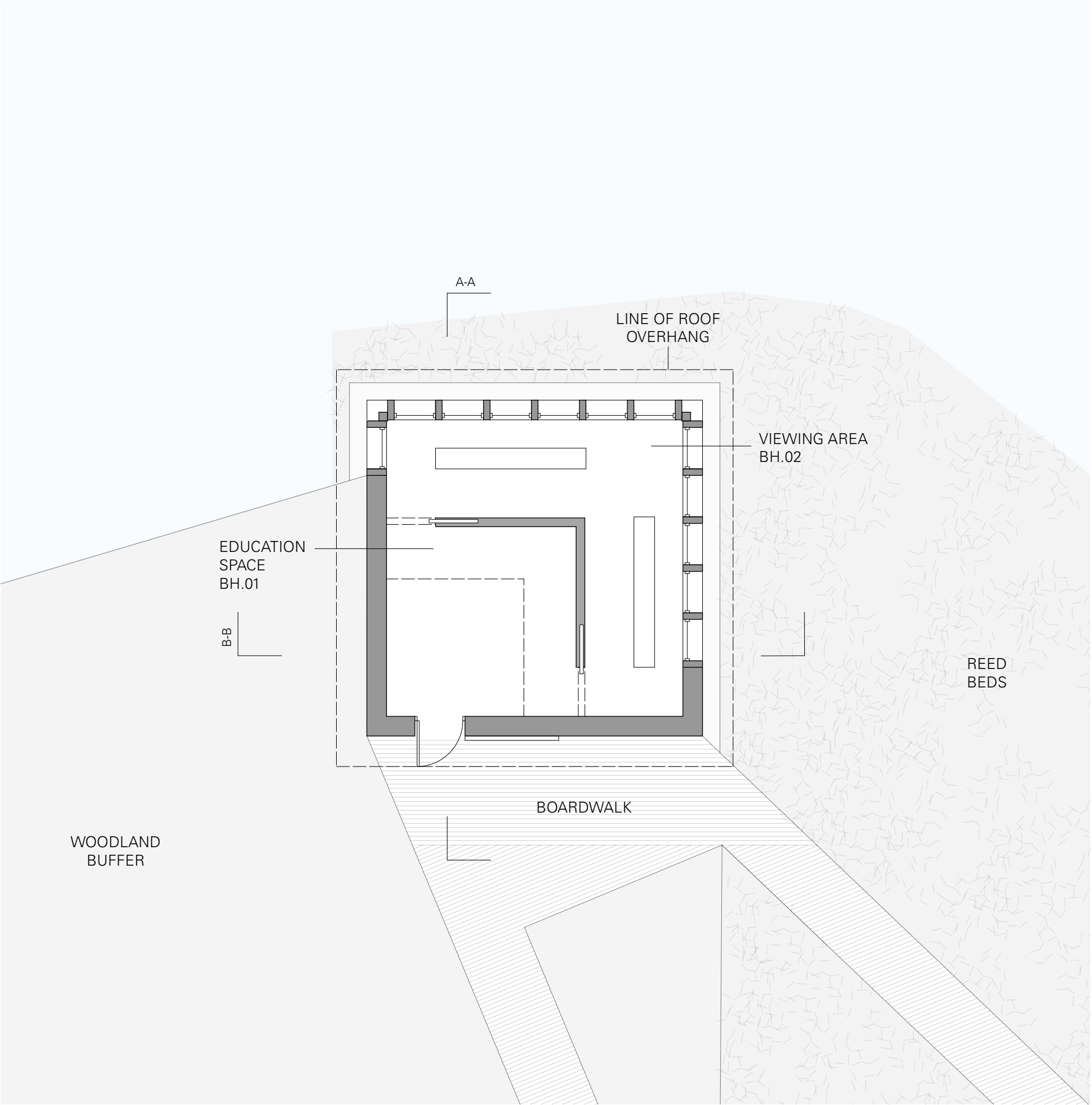
SECTION B-B

Sections of proposed Visitor Hub Building.
Refer to drawing 2462-UF-XX-GF-DR-A-0015
for more information.

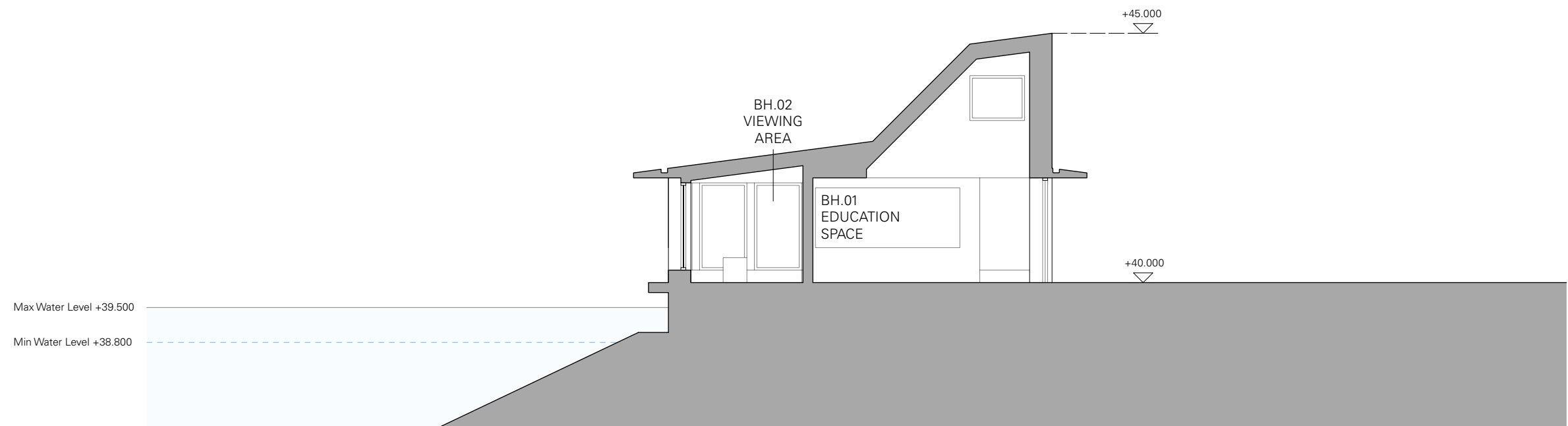


Educational Bird Hide

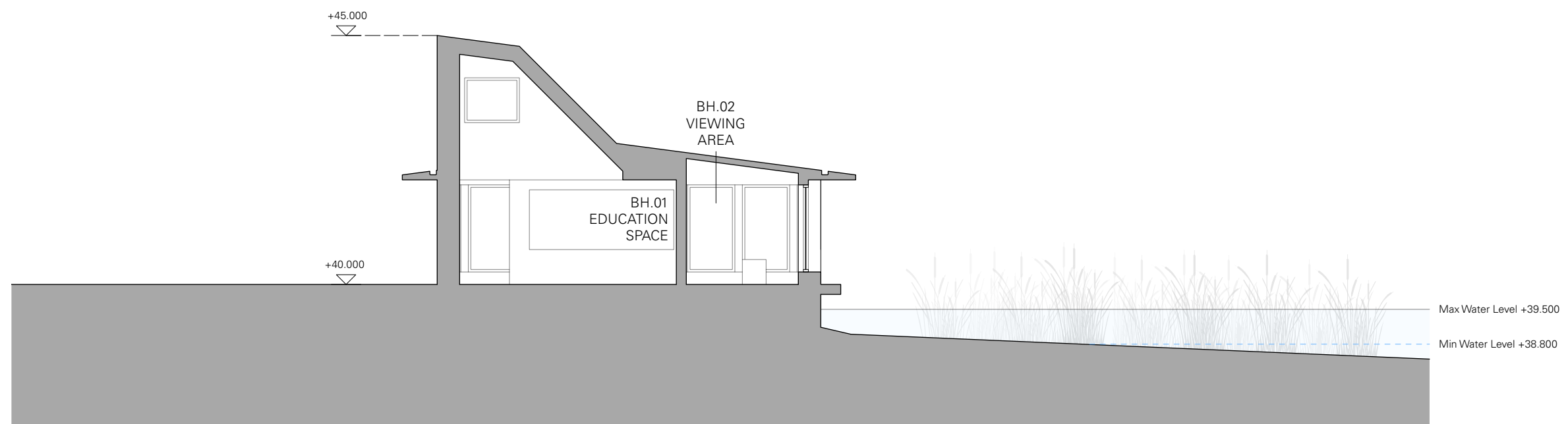
The Educational Bird Hide is proposed to be 7.7m long by 7.7m wide and 5m from finished floor level to top of roof. This accordingly is less than the maximum allowance sizes permitted by the Outline Planning Consent of 9 x 20m and maximum height of 5m.



Floor plan of proposed Educational Bird Hide. Refer to drawing 2462-UF-XX-GF-DR-A-0016 for more information.



SECTION A-A



SECTION B-B

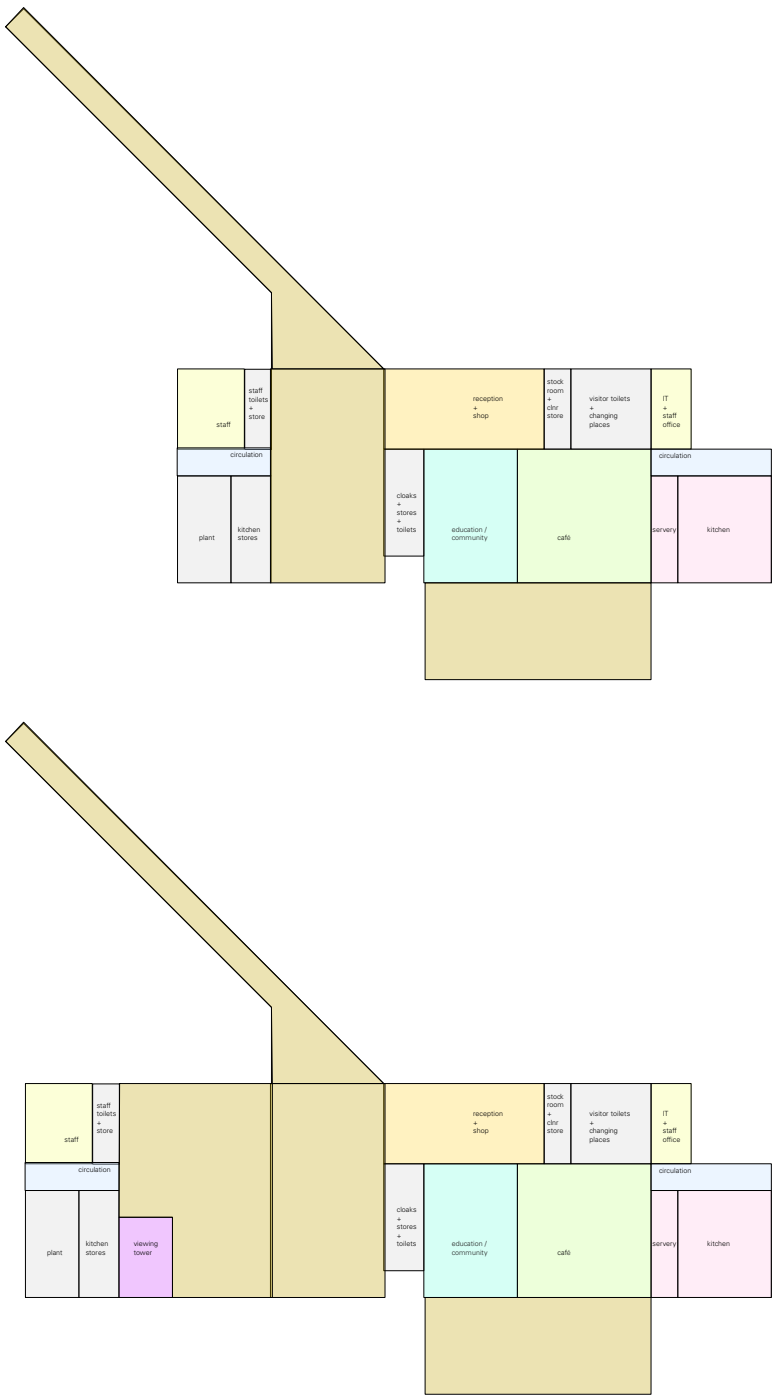
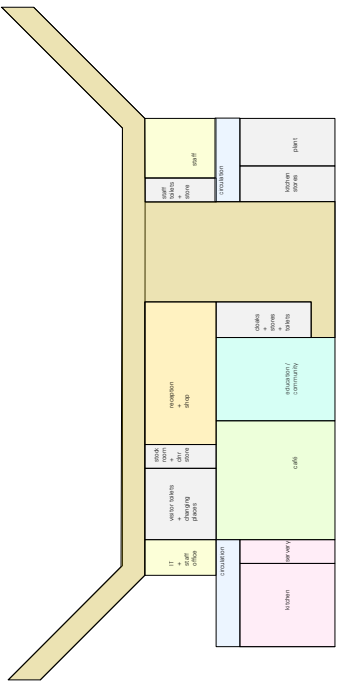
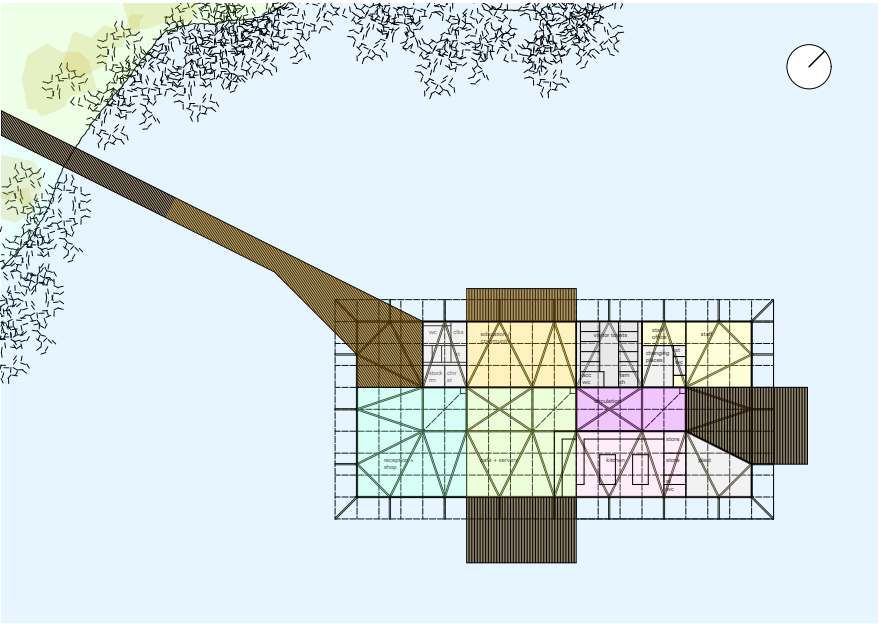
*Sections of proposed Educational Bird Hide.
Refer to drawing 2462-UF-XX-ZZ-DR-A-0016
for more information.*

2.7 External Appearance and Detailed Design

Visitor Centre

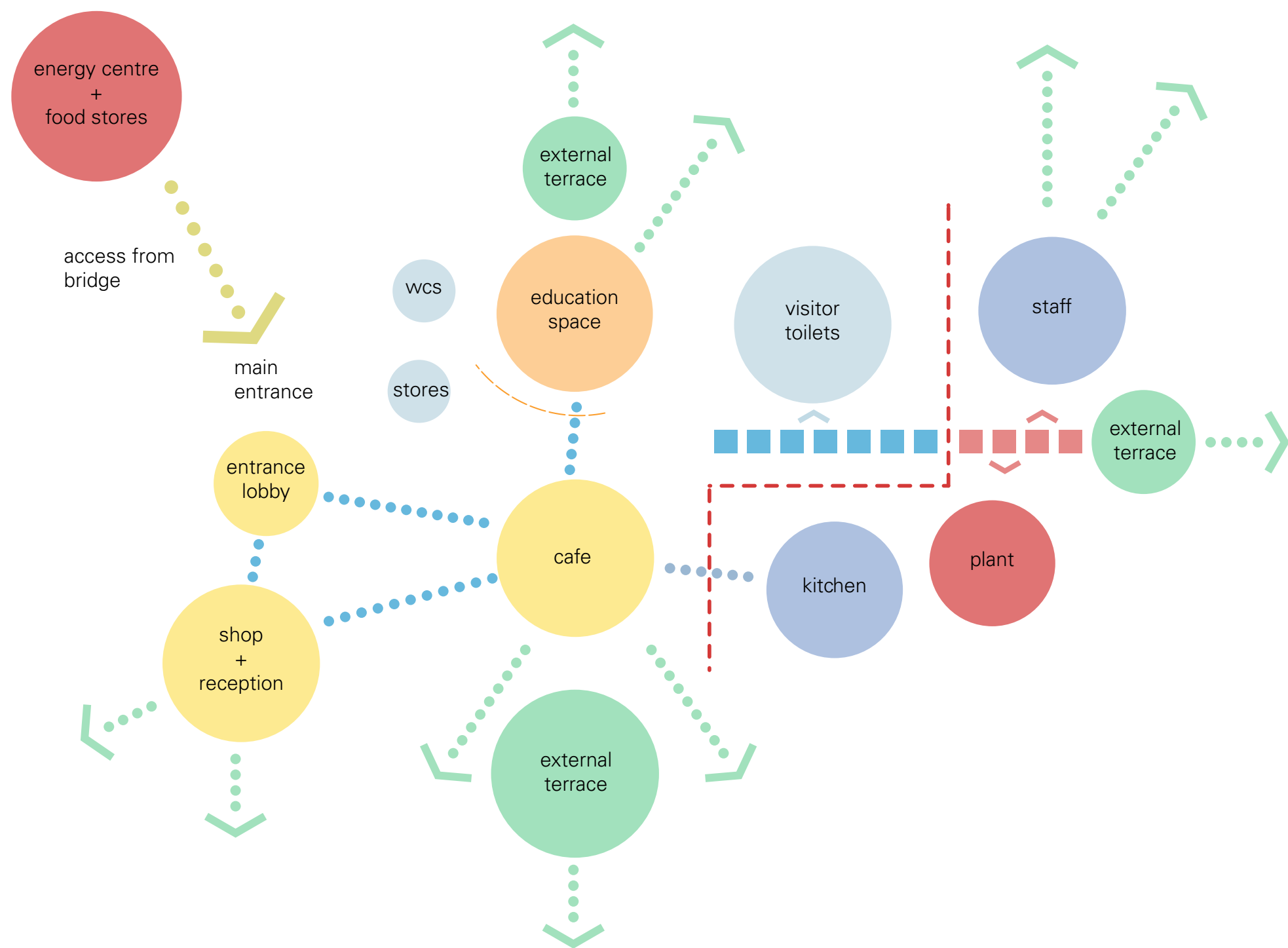
We explored a variety of design approaches for the proposed layout but the preferred design best aligns with the most advantageous adjacencies between spaces. Visitors arrive into a lobby space with interpretation and exhibition panels and can immediately access the reception / shop area and the café / restaurant area. School and conference groups can also readily access a discrete suite of accommodation with a main flexible space served by private WC and cloaks accommodation and storage. Beyond these spaces the main circulation route directly accesses visitor toilets, including an accessible WC and a family changing area, and leads to an external viewing platform. The circulation area adjacent to the toilet provision will also accommodate exhibition panels.

The close adjacency of the education and café / restaurant spaces, with a sliding-folding screen between, means that out of hours the education space can be blended into the café space to make a much larger restaurant venue. The café / restaurant is served by a large kitchen, which is extensively on show to allow a fine dining experience style with visible cooking activities. These spaces will be configured in more detail during RIBA 4 but are expressly designed to allow table service, an evening bar serving area and fine dining opportunities. Towards the rear of the building staff areas include a large staff social space, a separate office, a WC / shower and storage.

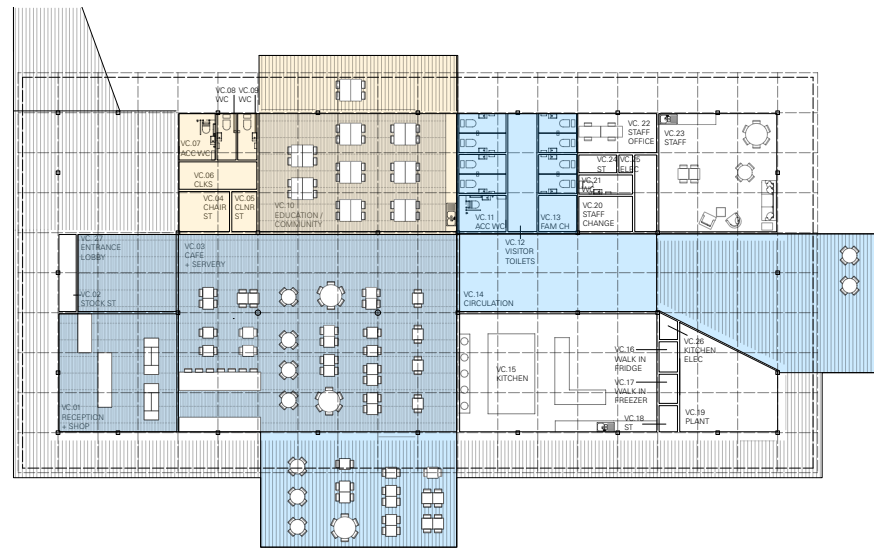


Visitor centre design explored; with preferred design lower right

Visitor Centre Adjacency Diagram

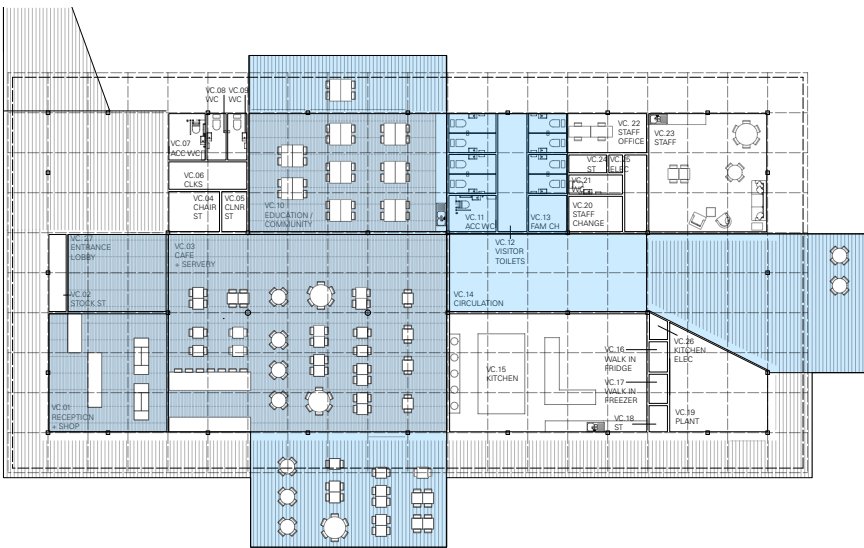


Cafe and Restaurant Adaptability



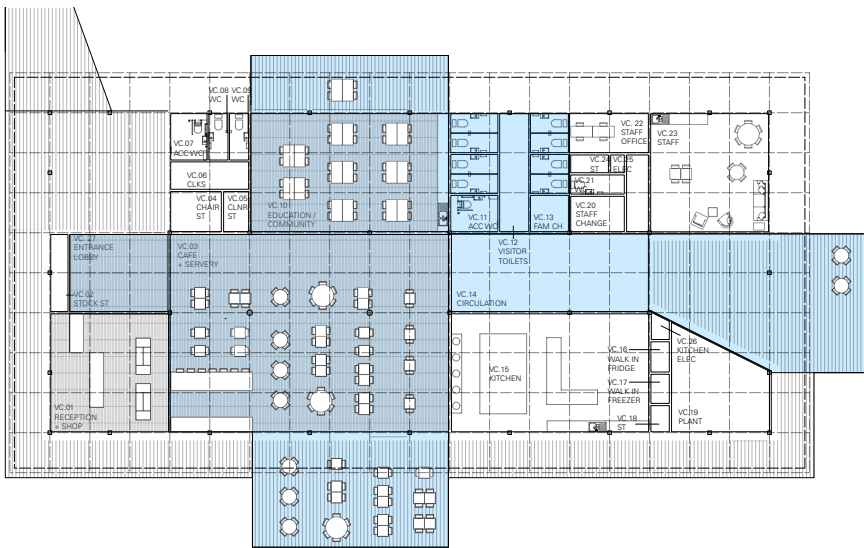
scenario one

café and education space in simultaneous usage



scenario two

café, shop and education spaces open together

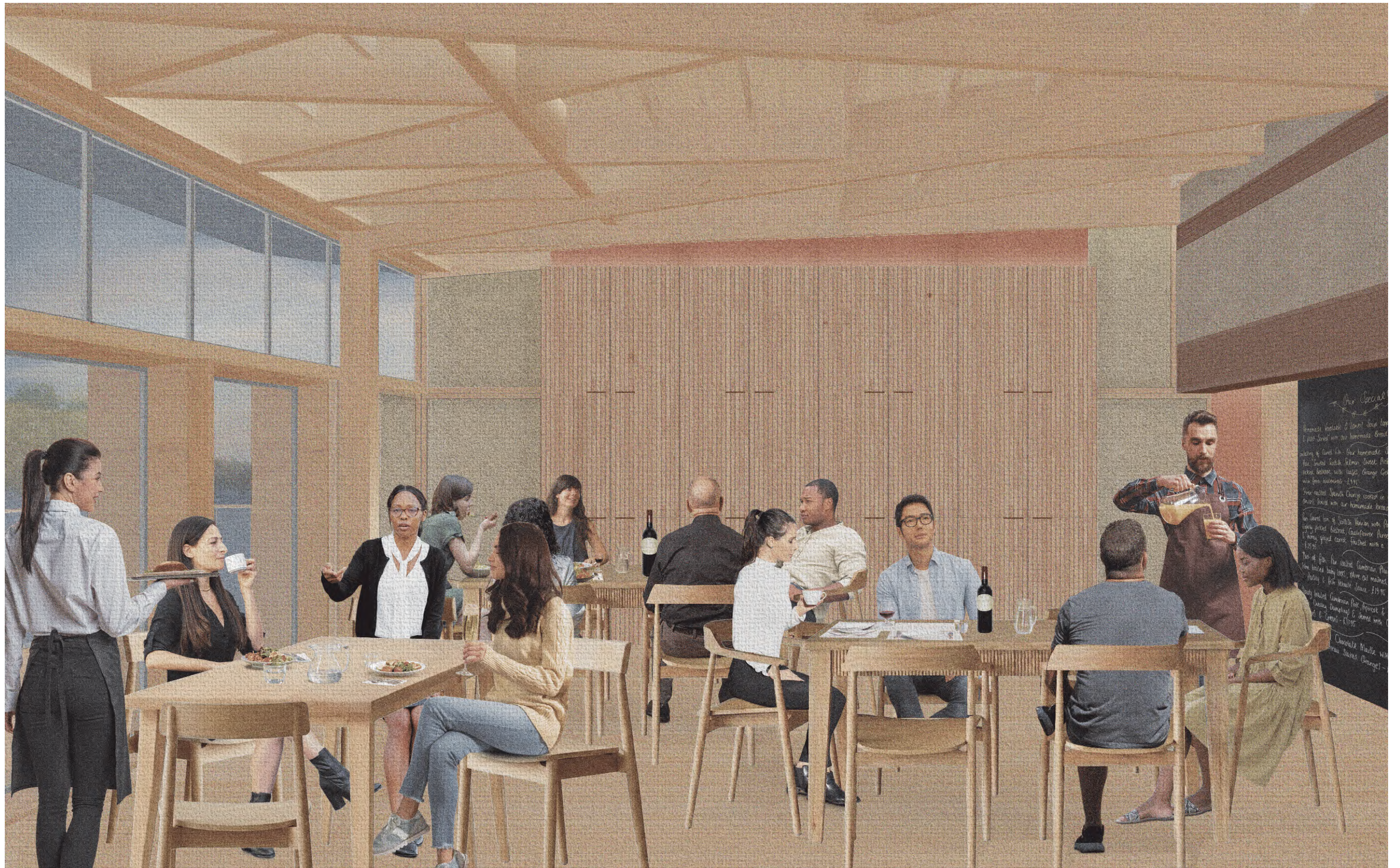


scenario three

café out of hours, uses education space, but shop closes



*Design development internal
perspective of education space*



Design development internal
perspective of education space
used by restaurant out of hours

An extensive quantity of site-won oak from trees felled for the construction of the reservoir has been collected and is currently stored at a local timber yard. All of this timber will be used for the construction of the Visitor Centre, in particular the main glu-laminated timber frame of the building will exclusively use this timber.

The proposed Visitor Centre design is simple, and relatively modular in approach, seeking to use as much of the available site won oak as possible, first to provide the structural frame for the building and then using the left-over timber from the cutting to size of structural members, to provide external wall cladding and floor boards. The usage of site-won oak for the building frame has been carefully developed with the structural engineer for efficiency and visual appeal, with triangulating roof members left on show. The low-pitch hipped roof is punctuated with 3 steeply pitched turrets providing internal drama, external character and additional natural light and ventilation opportunities. The large overhang of the roof provides sheltered space and avoidance of solar gain; and has been optimised with the services engineer using parametric modelling to provide the most effective overhang distance and design, with an overhang set at 1500mm.

Proposed building materials are selected to be hard-wearing, to meet WELL building recommendations, to have ultra-low embodied carbon wherever possible and to be affordable within the project budget. Internal and external walls will use hempcrete cassettes, which have excellent design life characteristics and ultra-low embodied carbon, as well as an attractive appearance.

External wall cladding will use site-won oak shingles, with large glazed openings to maximise views. Both the windows and external terraces deliberately frame views in several directions, noting that the wetlands environment affords good views out to the reservoir and back towards the land.

The roof will be fully supported stainless steel, which has an outstanding design life, particularly in marine environments. The underside of ceilings to the main spaces lined with oak boarding.

All glazing on the project will be Bird Protection Glass: which is invisible for humans but will protect against risk of bird strike.

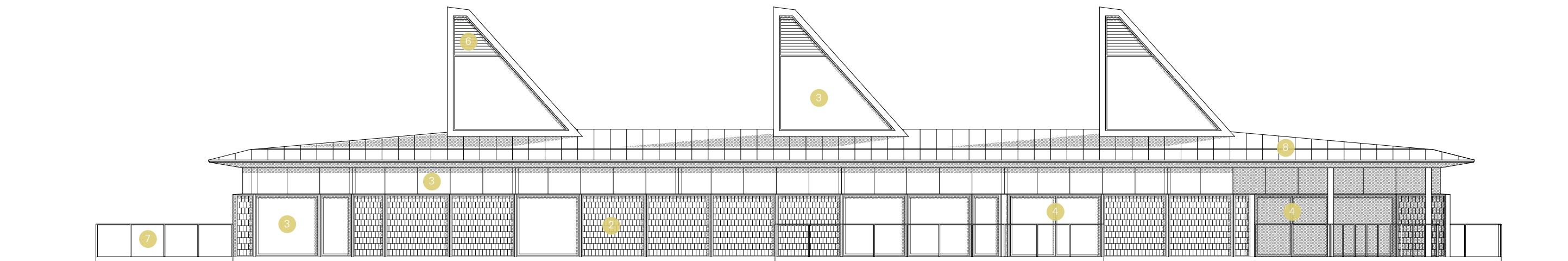


Timber storage at WL West & Sons 27 February 2025

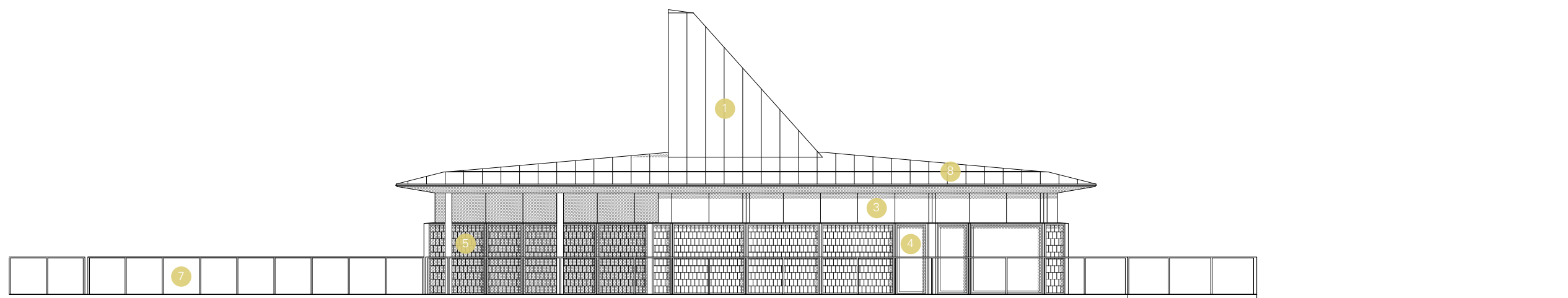




*Design development visitor
centre elevation facing out to
the main body of the reservoir*



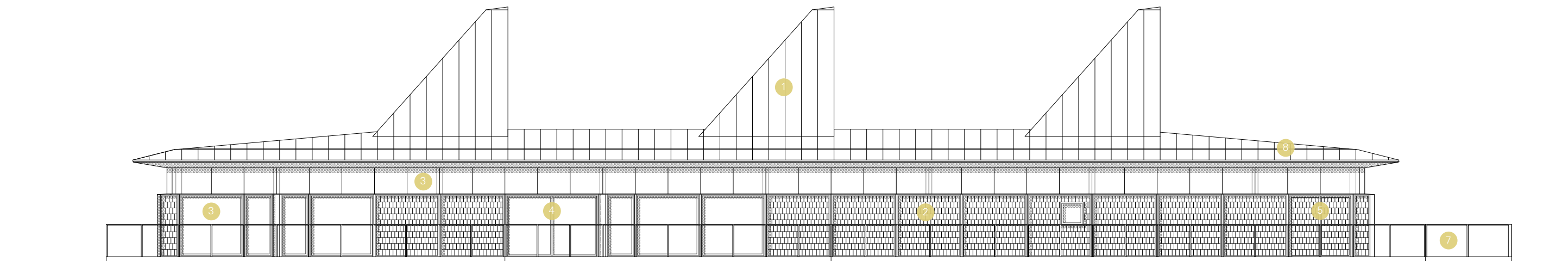
NORTH FACING ELEVATION



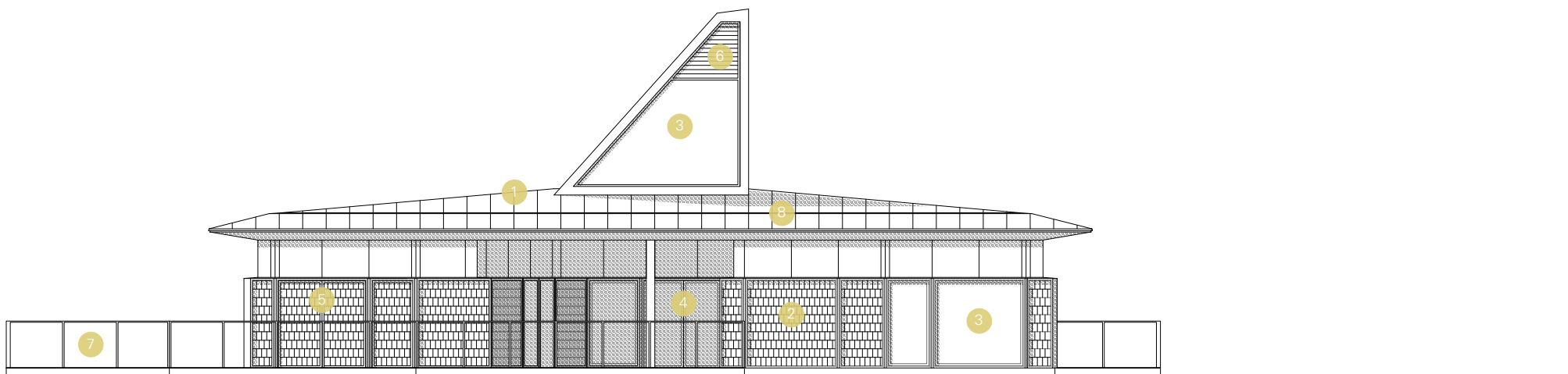
WEST FACING ELEVATION

- 1 FULLY SUPPORTED STANDING SEAM STAINLESS STEEL ROOFING
- 2 RIVEN OAK SHINGLE CLADDING
- 3 PPC ALUMINIUM FRAMED DOUBLE-GLAZED WINDOWS
- 4 PPC ALUMINIUM FRAMED DOUBLE-GLAZED EXTERNAL DOORS
- 5 RIVEN OAK SHINGLE CLADDING ACCESS DOOR FOR EDUCATION SPACE
- 6 PPC ALUMINIUM LOUVRES
- 7 PPC FRAMED GLAZED BALUSTRADING WITH OAK CAPPING
- 8 SECRET GUTTER WITHIN STAINLESS STEEL ROOFING

*Elevations of proposed Visitor
Centre. Refer to drawing
2462-UF-XX-ZZ-DR-A-0050
for more information.*



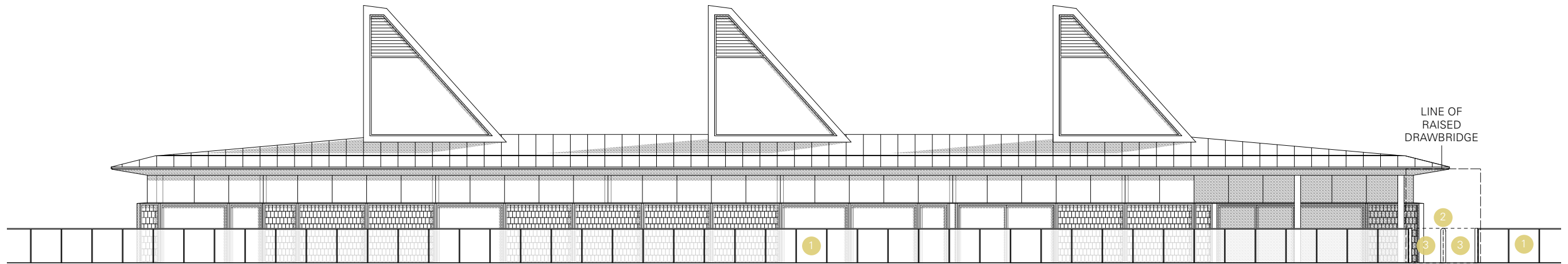
SOUTH FACING ELEVATION



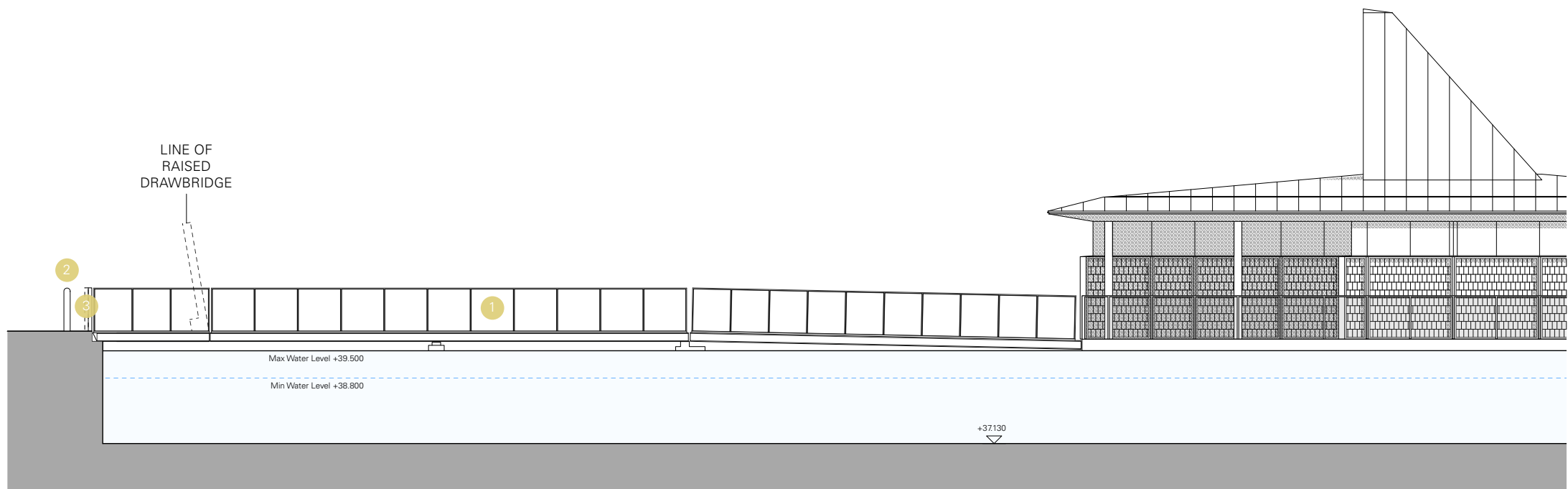
EAST FACING ELEVATION

- 1 FULLY SUPPORTED STANDING SEAM STAINLESS STEEL ROOFING
- 2 RIVEN OAK SHINGLE CLADDING
- 3 PPC ALUMINIUM FRAMED DOUBLE-GLAZED WINDOWS
- 4 PPC ALUMINIUM FRAMED DOUBLE-GLAZED EXTERNAL DOORS
- 5 RIVEN OAK SHINGLE CLADDING MAINTENANCE ACCESS DOORS FOR PLANT ROOM
- 6 PPC ALUMINIUM LOUVRES
- 7 PPC FRAMED GLAZED BALUSTRADING WITH OAK CAPPING
- 8 SECRET GUTTER WITHIN STAINLESS STEEL ROOFING

*Elevations of proposed Visitor
Centre. Refer to drawing
2462-UF-XX-ZZ-DR-A-0050
for more information.*



ELEVATION FACING PLAZA



SECTION C-C

- 1 PPC FRAMED GLAZED BALUSTRADING WITH OAK CAPPING
- 2 SECURITY BOLLARD
- 3 SECURITY SWING GATE

*Elevations of proposed Visitor Centre
Access Walkway. Refer to drawing
2462-UF-XX-ZZ-DR-A-0052
for more information.*

Visitor Hub Building

The Visitor Hub Building will use 450mm thickness rammed earth external walls; where the robustness of the walls will provide good protection against vandalism and general wear and tear. These will use site won clay: ideally drawing from the four types of clay found on site if this proves possible.

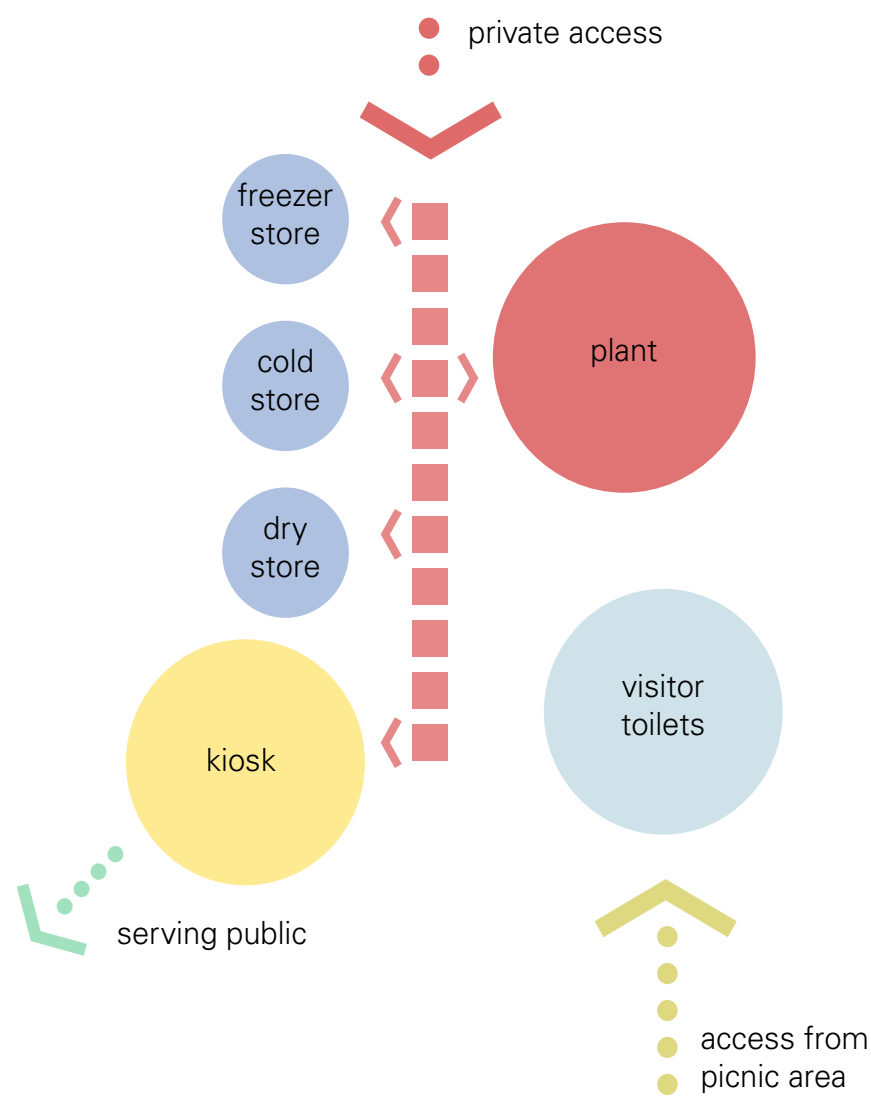
The rammed earth walls will use a site won dressed sandstone plinth to protect the rammed earth walls from groundwater degradation.

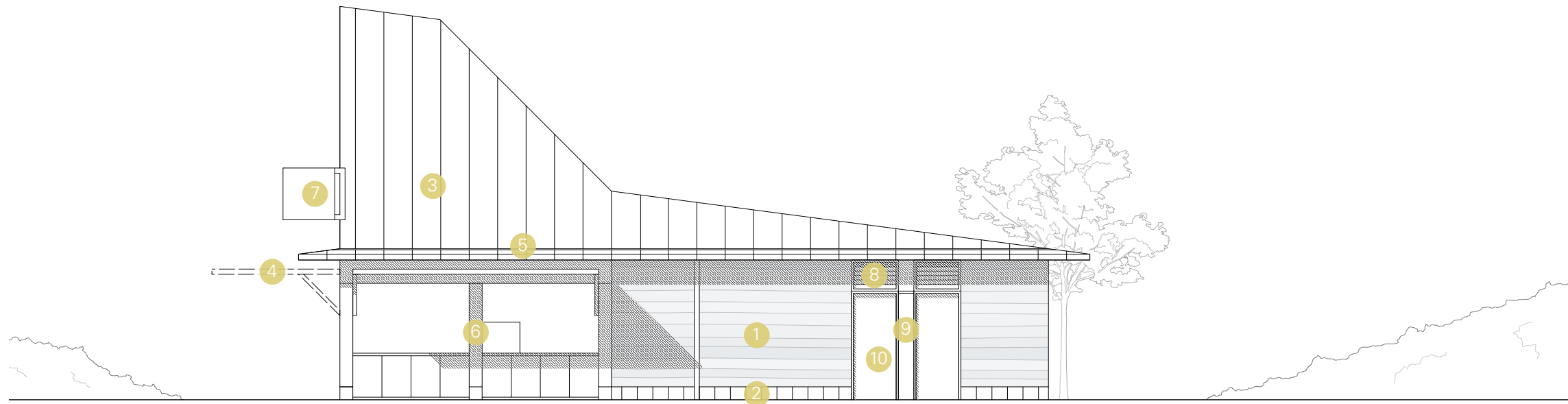
The roof will provide a sufficient overhang to protect the rammed earth walls from moisture exposure and weathering



*Design development visitor
hub elevation featuring cafe
kiosk servery*

Visitor Hub Building Adjacency Diagram

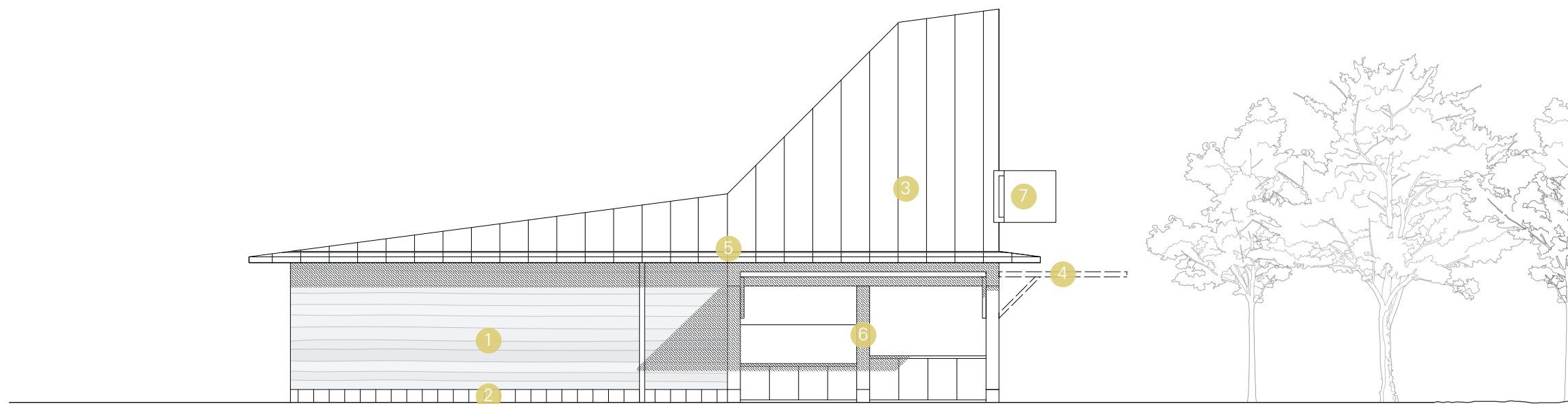




SOUTH-EAST ELEVATION

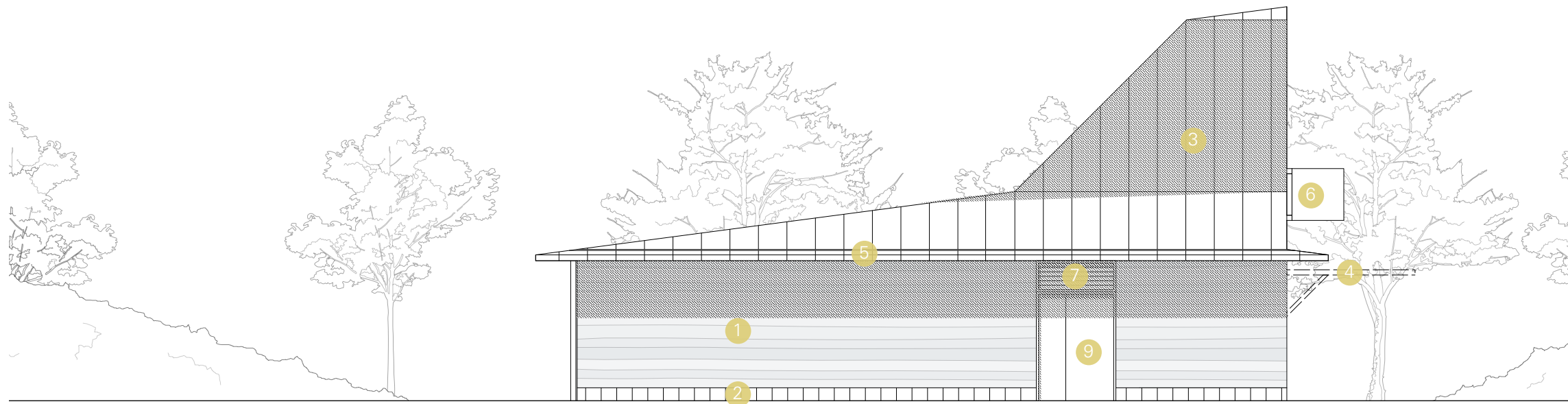
DRAWING NOTES

- ① SITE SOURCED CLAY RAMMED EARTH WALLS
- ② SITE SOURCED STONE PLINTH
- ③ FULLY SUPPORTED STANDING SEAM STAINLESS VERTICAL CLADDING
- ④ PPC METAL SECURITY CANOPIES
- ⑤ SECRET GUTTER WITHIN STAINLESS STEEL ROOFING
- ⑥ GLULAM OAK FRAMED OPENINGS
- ⑦ PPC METAL SIGN
- ⑧ PPC METAL LOUVRES
- ⑨ PPC METAL PANEL
- ⑩ STEEL CORTEN / FACED EXTERNAL DOOR AND FRAME

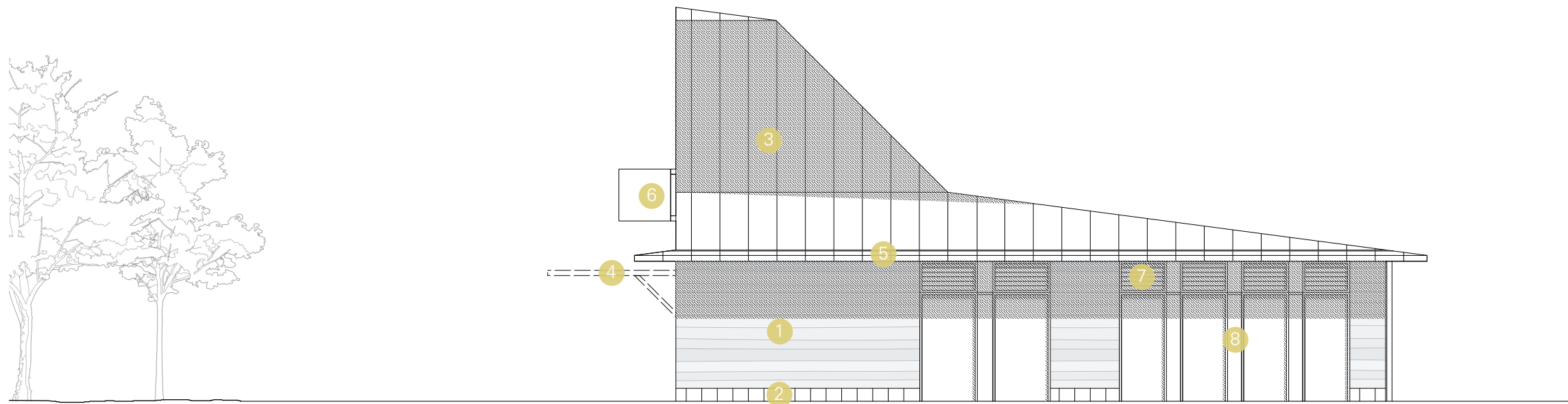


SOUTH-WEST ELEVATION

Elevations of proposed Visitor Hub Building. Refer to drawing 2462-UF-XX-ZZ-DR-A-0054 for more information.



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

DRAWING NOTES

- ① SITE SOURCED CLAY RAMMED EARTH WALLS
- ② SITE SOURCED STONE PLINTH
- ③ FULLY SUPPORTED STANDING SEAM STAINLESS STEEL ROOFING
- ④ PPC METAL SECURITY CANOPIES
- ⑤ SECRET GUTTER WITHIN STAINLESS STEEL ROOFING
- ⑥ PPC METAL SIGN
- ⑦ PPC METAL LOUVRES
- ⑧ PPC METAL PANEL
- ⑨ STEEL CORTEN / FACED EXTERNAL DOOR AND FRAME

Elevations of proposed Visitor Hub Building. Refer to drawing 2462-UF-XX-ZZ-DR-A-0054 for more information.

Educational Bird Hide

The Educational Bird Hide will use 450mm thickness rammed earth external walls; where the robustness of the walls will provide good protection against vandalism and general wear and tear. These will use site won clay: ideally drawing from the four types of clay found on site if this proves possible.

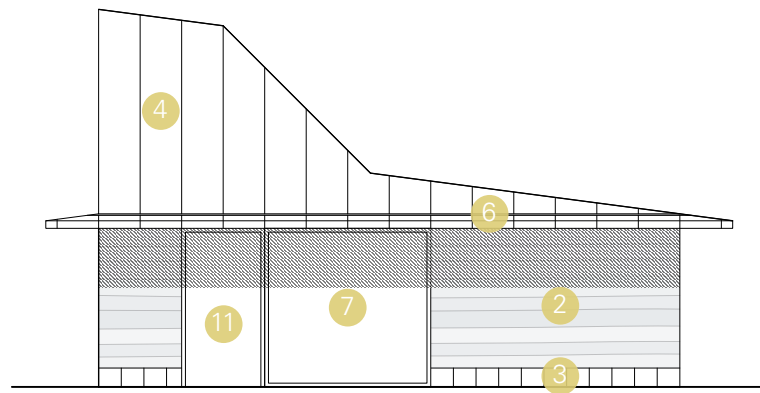
The hide will accommodate a half-class group of students with two teachers and will be very minimally serviced. Shutters open to provide discrete viewing slots to observe wildlife. It is proposed to use site-won clay rammed earth walls for external walls capped with stainless steel cladding at high level, along with stainless steel roofing. The roof will provide a sufficient overhang to protect the rammed earth walls from moisture exposure and weathering

This long life design approach maximises the design and procurement efficiency of using similar materials to the main Visitor Centre. The access door will be fabricated from corten or similar.

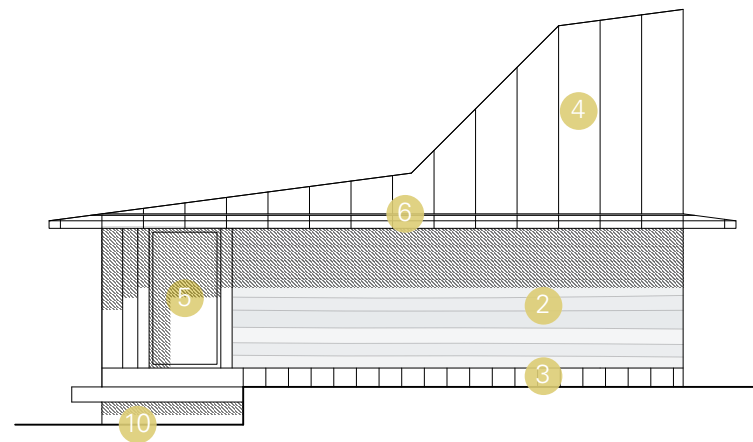
Wherever we have noted above using site-won materials there are considerable environmental benefits. The key advantages in each case will be reduced costs, reduced haulage journeys, reduced embodied carbon, and a greater sense of place for the character of the project.



*Design development bird
hide entrance elevation*

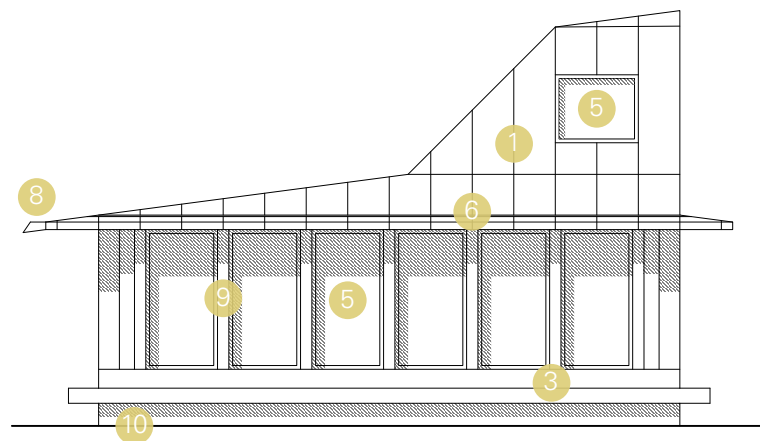


NORTH-WEST ELEVATION

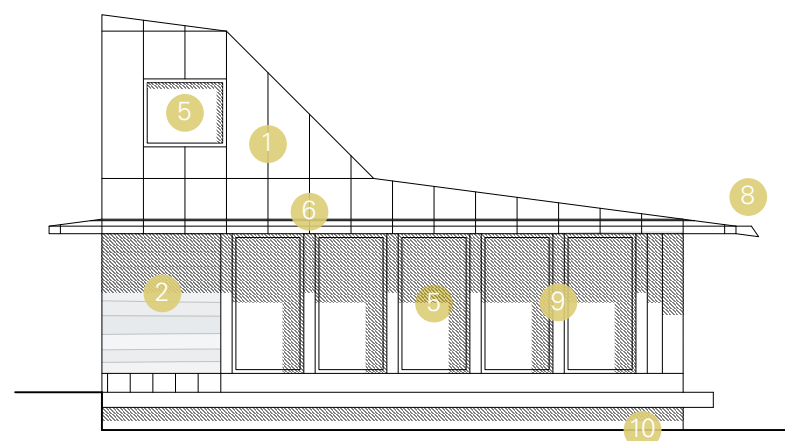


NORTH-EAST ELEVATION

- 1 FULLY SUPPORTED STANDING SEAM STAINLESS STEEL ROOFING
- 2 SITE SOURCED CLAY RAMMED EARTH WALLS
- 3 SITE SOURCED STONE PLINTH
- 4 FULLY SUPPORTED STANDING SEAM STAINLESS VERTICAL CLADDING
- 5 PPC ALUMINIUM FRAMED DOUBLE-GLAZED WINDOWS
- 6 SECRET GUTTER WITHIN STAINLESS STEEL ROOFING
- 7 VISITOR INFORMATION DISPLAY
- 8 RAINWATER SPOUT
- 9 RECLAIMED OAK FINS
- 10 IN-SITU CONCRETE LEDGE
- 11 STEEL CORTEN / FACED EXTERNAL DOOR AND FRAME



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

Elevations of proposed Educational Bird Hide. Refer to drawing 2462-UF-XX-ZZ-DR-A-0016 for more information.

PV Car Ports

We are proposing car-port structures, with roofs laid with photo-voltaic panels in the locations shown on landscape drawing LP2412-FIRA-MP-ST-P-LA-WS-22-07-26.

The design intent is shown on the drawings on the following page with partial plans and elevations of a single bay and double bay variant (should the latter ultimately be required).

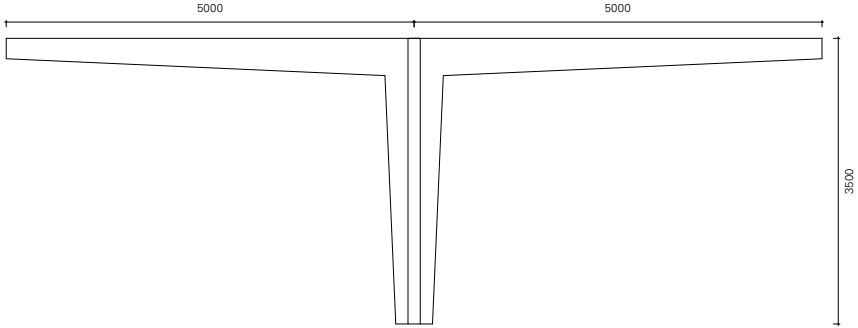
The structure for these PV car-ports will either be glu-laminated timber or painted mild steel. The maximum height will be 3500mm

A relevant precedent for this design approach is shown adjacent.

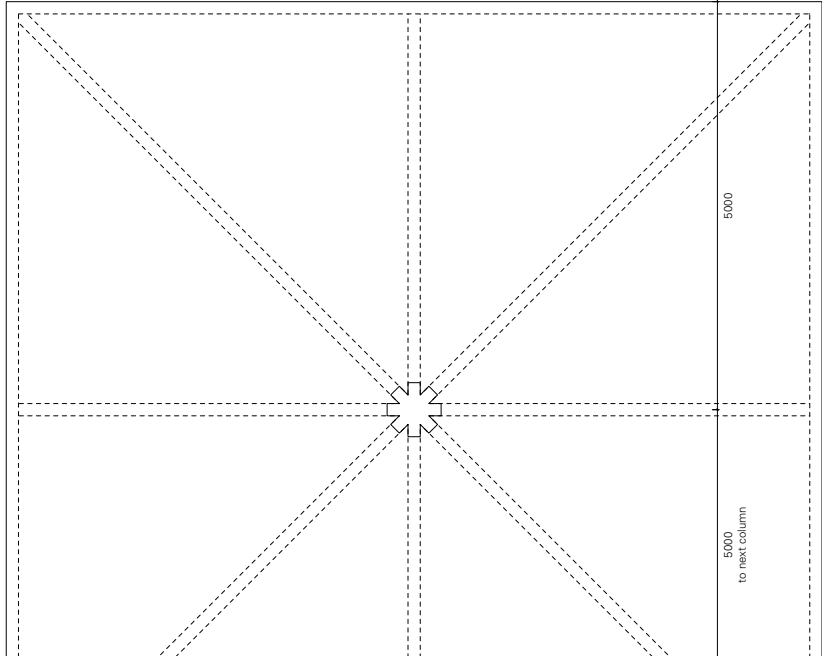


*PV car port design by
Architecture Studio Cobe in
Denmark.*

PV CAR PORT - DOUBLE BAY

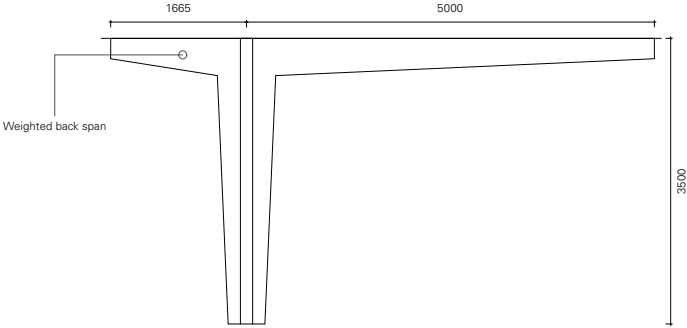


ELEVATION

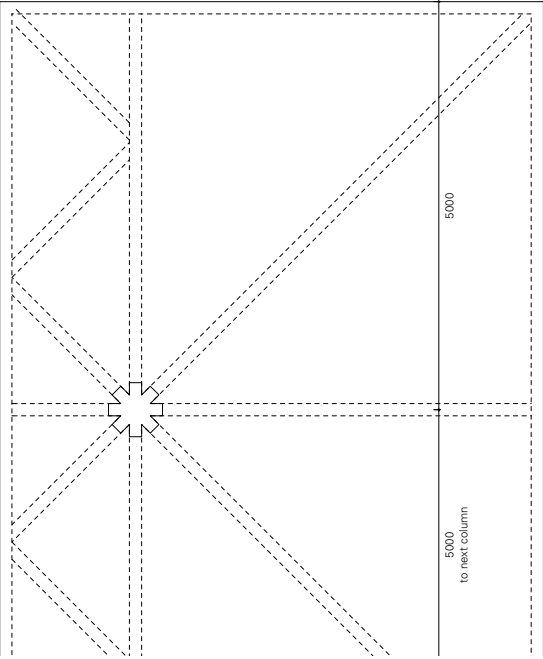


PLAN

PV CAR PORT - SINGLE BAY



ELEVATION



PLAN

*partial plans and elevations of
a single bay and double bay
variant pv car port*

2.8 Outline Specification

generally

Specification to meet all regulatory and best practice requirements, allowing for maritime location. Allowance made for all requirements for developed fire strategy. Allowance made for acoustic requirements generally. All to be developed further during RIBA 4.

VISITOR CENTRE

structure and superstructure

as structural engineer's drawings, concrete deck supported by pontoon. Timber frame to walls and roof, utilising site won oak, with larger sections comprised of glulam members. Oak to have clear fire-protection treatment for SSF and fire integrity and clear varnish.

floor build-up

75mm screed (potentially with underfloor heating dependent on M+E finalised design) site won oak flooring to reception/café/education spaces; non-slip rubber flooring elsewhere.

internal walls

150mm thickness hempcrete cassettes fitting into site-won oak frames with in-built service channel embedded 'dado') where required; hempcrete to be left on show (potentially with clear glaze); inner wall linings to WC areas etc to have Viroc cladding panels. All toilet areas to have IPS concealment, Thrislington, or similar, with cubicle walls which don't carry sanitaryware also from cubicle construction; toilet walls bearing sanitaryware to be timber stud with Viroc cladding. Exhibition panels to be incorporated in key circulation spaces to provide visitor information and features.

internal doors

medium to high quality timber door sets, laminated veneered with hardwood lippings with glazed panels where required. Stainless steel ironmongery.

external walls

350mm thickness cassettes comprising 200mm hempcrete, 140mm insulation: Steico woodfibre insulation or similar, fitting into site-won oak frames with in-built service channel embedded 'dado') where required, with 13mm Panelvent sheathing or similar, 50x25mm treated SW battens vertically at 600mm centres and site-won oak shingles.

roofing

fully-supported stainless steel onto 19mm ply deck sat above cold roof zone entailing 50mm gap and 250mm Steico woodfibre insulation or similar, (rafters in this zone) onto 19mm ply deck supported between rafters by SW battens; with underside to extended eaves also clad in stainless steel, with mirrored finish to underside only.

ceilings

generally 24mm thickness site-won oak ceiling boards fixed with 50x50mm SW battens (for service void) to the ply deck of the roof build up. Toilets, stores, kitchen etc as noted on room data sheets, to have woodwool acoustic suspended ceilings on M/F framing; except main visitor toilet area which is to have Viroc ceiling panels on M/F framing. Plant room ceiling to be VPL layer painted onto plywood roof substrate deck.

windows, external doors, rooflights

generally double-glazed thermally broken PPC aluminium windows and external doors with opening lights as required by M+E strategy and remote opening as required. Turret glazing to be a combination of double-glazed Velfac windows with remote opening and PPC aluminium double banked louvres as required by M+E strategy. High level band of glazing to be iQ frameless double-glazing or similar with double banked louvres as required by M+E strategy. Windows to office, shop, café, staff room and education space to have black-out roller blinds.

sanitaryware

Medium/high quality robust sanitaryware with wall hung WCs; and associated patressing wherever required. Doc M pack to accessible WC.

M+E items

as M+E engineer's details.

external

100x 50 treated softwood joist timber decks at 60mm centres (sat on floating pontoon support as structural engineer's details; timber decked access bridge to use 90x23 oak PSE boards onto 125x47mm treated softwood joists at 400mm centres. Decking to be stainless steel screw fixed to joists and edge timbers to be TEC fixed to steel edge beams; each board to be 1198mm length. Balustrading to be glazed between PPC galvanised 90x6mm steel fins uprights, bottom and top bar; with PPC aluminium glazing channel to clamp 12mm toughened glass balustrading panels. End of bridge deck closest to Visitor Centre to have roller deck to accommodate differential Visitor Centre levels to structural engineer's details and end closest to land to have 3m length electrically and manually operated drawbridge for security.

recreation facilities

as landscape architect's details.

rainwater drainage

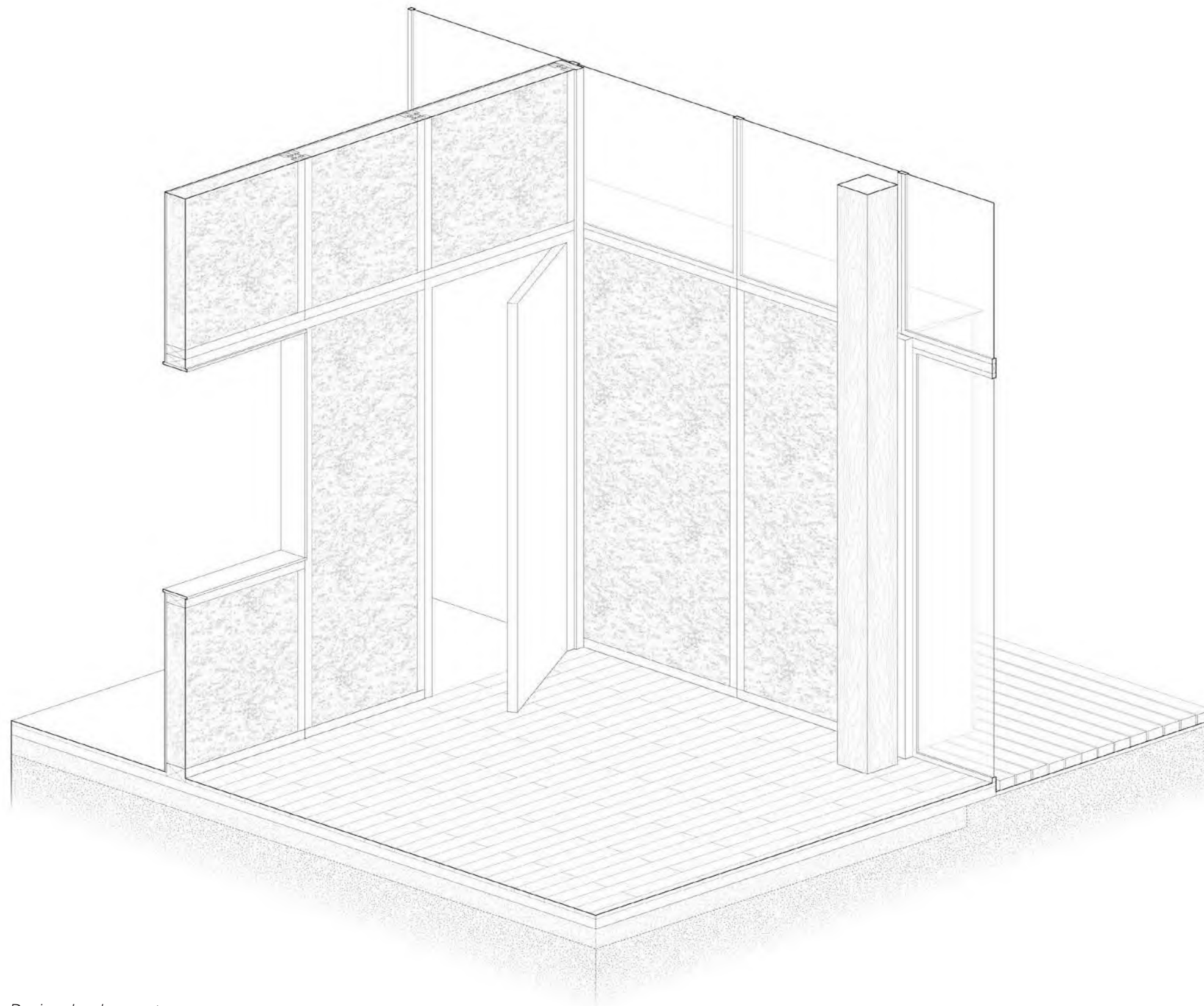
siphonic drainage system utilising internal RWP feeding rainwater harvesting system.



Hempcrete cassettes used at Flat House by Practice Architecture



*Design development visitor
centre cafe and circulation
internal perspective*



*Design development
axonometric study of
hempcrete wall cassettes*

VISITOR HUB BUILDING & EDUCATIONAL BIRD HIDE

structure and superstructure

as structural engineer's drawings, external walls fabricated from site-won clay rammed earth sat on site-won sedimentary stone cut to size.

floor build-up

In situ concrete floors, to structural engineer's details, polished and sealed.

internal walls

plywood walls onto softwood framing, with Viroc cladding to toilets.

internal doors

medium to high quality timber door sets, laminated veneered with hardwood lippings with glazed panels where required. Stainless steel ironmongery.

external walls

450mm thickness rammed earth walls onto 225mm height resilient plinth. Plinth and lintels to be constructed from calcified clay concrete; or if possible using site-won stone. Rammed earth to utilise the 4 types of clay found on site. High level external walls to be formed from off-site timber cassettes clad with vertical stainless steel cladding. Insulation only to be provided as indicated.

roofing

fully-supported stainless steel onto 19mm ply deck sat above cold roof zone entailing 50mm gap and 250mm Steico woodfibre insulation or similar, (rafters in this zone) onto 19mm ply deck supported between rafters by SW battens.

ceilings

generally underside of plywood roof substate

windows, external doors, rooflights

windows to Bird Hide to be double-glazed thermally broken PPC aluminium windows; external door to Bird Hide and sliding security shutters to Visitor Hub Building to be corten steel inscribed with motifs as shown on coloured elevations. External doors to WCs and cleaner's store to be corten steel, with PPC corten steel louvred door to plant room.

sanitaryware

Medium/high quality robust sanitaryware with wall hung WCs; and associated patressing wherever required. Doc M pack to accessible WC and Changing Places pack to Changing Places room.

M+E items

as M+E engineer's details.

rainwater drainage

Visitor Hub building to use stainless steel circular 100mm diameter rainwater downpipes. Bird Hide to use integrated stainless steel spout for discharging rainwater.



site won stockpile of sedimentary stone

2.9 Reserved Matters Specific Requirements

We highlight how we are addressing each of the Reserved Matters requirements below:

The location of the play area, currently near the bin store, must be reviewed, and a more suitable location explored.

The play area has been relocated adjacent to the picnic area and close to the café kiosk and public toilets; this will provide visitors with a much more appropriate location for play facilities.

All non-residential buildings shall achieve BREEAM “Very Good” certification and/or contribute to a reduction in greenhouse gas emissions through the use of “Fabric First” principles and renewable technologies, including solar PV.

We are adopting the approach of using Fabric First principles and renewables technologies, through the provision of solar PV and heat pumps as set out in the Sustainability Statement.

Closed Circuit Television (CCTV) cameras shall be linked to a monitoring station to provide for immediate response to incidents as they occur.

A CCTV system linked to a monitoring station will be provided to enable an immediate response to incidents as they occur, in accordance with the requirements of the condition. The detailed CCTV layout, camera locations and associated technical specifications are currently being developed and will be finalised during the next stage of design. In the interests of site security, these details are not included within the publicly available planning submission, as their disclosure could compromise the effectiveness of the proposed security measures.

The design shall include Electric Vehicle (EV) parking spaces and charging points.

These are included and shown on the site plan, close to the Visitor Hub Building.

The design shall include cycle parking within a covered Sheffield stand. This must consider and provide for e-bikes, tandem bikes, cargo bikes, and bicycles used by disabled visitors.

These are included on the site plan, close to the Visitor Hub Building.

The VC&RF must have maximum dimensions of 35m x 55m and a maximum height of 10m. The VC&RF must be located within the designated 100m x 70m location zone shown on the approved Outline Landscaping Key Plan.

This is clarified under item 2.6 above.



3.0

Access Strategy

3.0 Access Strategy

Our design approach with regards to inclusion is to ensure that all interior and exterior spaces are as comfortable and enjoyable as they can be for all users, regardless of their particular needs. Interior spaces which are generous, characterful, naturally lit, with good outside views, are supplemented by enjoyable external environments.

The visitor centre and associated external works has been designed to ensure that regular users and occasional visitors alike can readily access the functions and facilities they require in an efficient, effective and enjoyable manner. This access will be without discrimination in an environment that is safe and secure. To achieve this, care has been taken to accord with the Equality Act, to meet all relevant parts of the Building Regulations.



Cyclists



Wheelchair Users



Dog Walkers



Bird Watchers



Families



Walkers



School Groups



Runners



Older Users

potential user groups

The layouts of the floor plans have been designed for clear and legible access across the buildings with a clear definition of public, staff and education spaces. As the scheme consists of solely single storey buildings there is no need for lifts or stairs therefore, in all cases primary horizontal routes internally and externally are accessible.

All signage, including wayfinding, will be developed to be inclusive, so that all building users can access readily the information they need.

Toilets are conveniently located close to the main entrance. An additional set of toilets are located in close proximity to the car park and picnic area. Accessible toilets are provided and are in accordance with standard 'Doc M' layouts, and meet the requirements of the new Part T Building Regulations. A new Changing Places facility is being provided in the Visitor Hub Building.

Key principles of the wayfinding design will be as follows:

- i) Wayfinding has been designed to be as intuitive as possible, by designing to provide clear and logical circulation, providing a substantial amount of external views along internal circulation routes, and simple pathway connections in the wider landscape
- ii) Ensuring that the signage and wayfinding is consistent across the whole site
- iii) Giving full consideration to all building users with their varying familiarity with the range of accommodation
- iv) Through detailed client consultation ensuring that the character of the wayfinding reflects the ethos of the client
- v) Ensuring that wayfinding and signage is sufficiently flexible to adapt to future changes
- vi) Providing a robust and long-life signage set
- vii) We will work with the client to develop signage which is inclusive for building users of differing cultures, faiths and languages.

Security is particularly important for ensuring the safeguarding of building users, but also to give all required protection to staff. The design has been developed to exploit all opportunities to mitigate the risks in an unobtrusive but robust way.

For the visitor centre we have adopted a layered approach to the management of security risk which starts at the entrance to the access walkway which features a drawbridge for out of hours security. Within the Visitor Centre, the entrance is overlooked by reception so all building visitors receive oversight and welcome. There is clear delineation between public and private spaces throughout the proposed layout.

The physical protection of the building will be delivered through the use of doors, windows and locks of approved security standards in keeping with the principles of Secured by Design and supported, where appropriate, with technical security measures, ensuring that the opportunities for forced or unauthorised entry are minimised.

In summary, the building has been designed so that all who visit and use the facility will have the reassurance of feeling safe and secure at all times.

The Reserved Matters submission includes a Part M Compliance Statement.

The background of the entire page is a close-up photograph of tall, dry, golden-brown grasses. The grasses are thin and elongated, with some seed heads visible at the top. They are densely packed and appear to be blowing slightly in the wind, creating a sense of movement. The lighting is warm, giving the grasses a rich, golden hue.

4.0

Stakeholder Consultation Statement

4.0 Stakeholder Consultation Statement

As a design team we have been committed to ensure that the design development supports the Client's objectives through stakeholder engagement to inform every aspect of the proposals.

The proposed Visitor Centre and recreational facilities are intended to serve as a hub for the local community while maintaining environmental benefits for the project Havant Thicket Woodland and Wetland. The proposals accordingly must reflect these dual objectives and therefore has prioritised input from the following relevant stakeholders:

1. the Client: Portsmouth Water;
2. Southern Water;
3. Havant Borough Council;
4. East Hants Borough Council;
5. Hampshire County Council;
6. the Forestry Commission;
7. HTR Stakeholder Groups;
8. Rowlands Castle Parish Church;
9. local schools; and
10. local residents.

We have been dedicated to this process and have supported the client's stakeholder engagement throughout the design development stages and up to this Reserved Matters submission, recognising the importance of this process for the project's success.

We have undertaken the following stakeholder engagement meetings:

- 27 May 2025: Stakeholder Focus Group presentations
- 28 May 2025: Community Drop-In presentations
- 29 May 2025: Project Team meeting
- 2 June 2025: Consultation Planning Meeting
- 11 June 2025: Park Community School catering meeting
- 12 June 2025: Site-won stone inspection
- 12 June 2025: Forestry England review of site proposal
- 12 June 2025: Meeting with Hampshire County Council to discuss education bird hire
- 13 June 2025: Tripartite Technical Meeting on site-wide proposals with Forestry England and Hampshire County Council
- 19 June 2025: Client costing review
- 25 June 2025: Project Team meeting
- 23 July 2025: Interim RIBA Stage 3 Client Presentation
- 23 July 2025: Project Team meeting
- 30 July 2025: Client commercial review
- 12 August 2025: Play area design meeting with client
- 20 August 2025: Park Community School catering meeting
- 3 September 2025: Project Team meeting
- 3 September 2025: Client costing review
- 3 September 2025: Client and design team visit to Attenborough Nature Reserve Visitor Centre
- 24 September 2025: Timber supplier meeting
- 25 September 2025: RIBA Stage 3 Client Presentation
- 23 October 2025: Ecology Meeting
- 13 November 2025: Pre-planning Meeting
- 21 November 2025: Project Team Meeting
- 26 November 2025: Stakeholder engagement session
- 22 December 2025: Sustainability meeting with planners
- 22 January 2026: Project Team Meeting
- 26 February 2026: Project Team Meeting
- 23 March 2026: Project Team Meeting
- 23 April 2026: Project Team Meeting
- 24 April 2026: Hempcrete supplier meeting
- 24 April 2026: Tripartite Meeting
- 15 May 2026: Project Team Meeting
- 20 May 2026: Stainless steel roof supplier meeting
- 21 May 2026: Stakeholder Focus Group Presentations
- 26 May 2026: sustainability meeting with planners
- 4 June 2025: Client and design team visit to Brockholes Nature Reserve Visitor Centre

Where these meetings were with community stakeholders we have kept a record of all associated comments received, along with our responses, to demonstrate our answers to queries raised. This is included within the Reserved Matters submission, as a document titled Stakeholder Engagement Tracker.



student design engagement session



public open day presentation with model by Urban Fabric



5.0

Outline Programme

5.0 Outline Programme

The full development of the Visitor Centre and Associated Recreational Facilities can only take place once the main works associated with the wider reservoir are completed, as the site coincides with the haul route for construction traffic accessing the wider site from the northern access road. The current best estimate is that construction could begin in the fourth quarter of 2029.

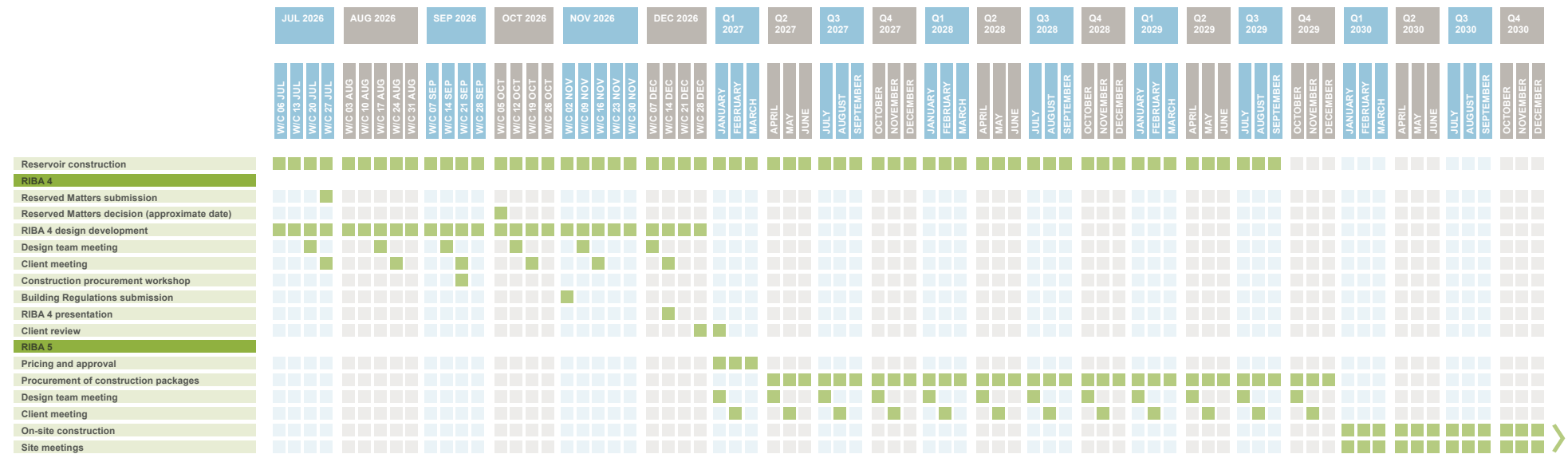
During this interlude prior to construction, full RIBA 4 information will be completed by the end of 2026; and between this time and the commencement of construction works, individual construction packages will be progress to RIBA 5 level to allow speedy construction once the site becomes available. We are endeavouring to maximise off-site fabrication, for instance aiming to fabricate external and internal hempcrete wall cassettes off-site to be pieced together and connected up on site both to minimise the construction phase and reduce construction traffic in the local area.

On site building construction is likely to take about 12 months in duration with a further year required for the establishment of all landscape elements.

We are also ambitious to pursue any opportunities, once Reserved Matters approval has been granted, to progress any construction activities which could be undertaken ahead of the full site becoming available. One example opportunity is the proposed tree belt to the western edge of the site, which we would be keen to progress as soon as possible after planning approval, with the ambition that this would be a community event, similar to those already undertaken elsewhere on site. These trees would then have longer to establish ahead of the construction of the main part of the Visitor Centre and Associated Recreational Facilities works.

HAVANT THICKET RESERVOIR VISITOR CENTRE AND RECREATIONAL FACILIITES

OUTLINE PROGRAMME





6.0

Design and Access Summary

6.0 Design and Access Summary

As a co-ordinated design team we have greatly benefited from extensive engagement with both the main client team and a wide range of stakeholders, including the Havant Borough Council Planning Officer and wider consultee team, to develop the Visitor Centre and Associated Recreational Facilities proposals.

We are confident that the resulting designs for the buildings and landscape meet the client vision, address the requirements for the Reserved Matters submission and will provide a sustainable, considered, accessible and engaging environment of the highest quality both to serve the local community and the well-being of the emergent flora and fauna of the reservoir site.

urban fabric



Appendix A

Landscape Design and Access Statement



Havant Thicket Reservoir Visitor Centre

Portsmouth Water
Landscape Design and Access Statement
Condition 28 of Reserved Matters Application



19.08.2026

Document Title - Havant Thicket Reservoir Visitor Centre - Landscape Design and Access Statement
Revision - P05
Written by - AS
Authorised by - JP
Date - 19.08.2026

Fira Landscape Ltd
www.fira-la.com

Birmingham
1st Floor 36 Bennetts Hill
Birmingham
B2 5SN
+44 (0) 121 790 1000
mail@fira-la.com

London
70 Cowcross Street
London
EC1M 6EJ
+44(0)207 117 0179
london@fira-la.com



Contents

1. Introduction

- 1.1 Introduction
- 1.2 Landscape Design Principles
- 1.3 Creating Safer Spaces for All
- 1.4 Landscape Visualisation

2. Landscape Proposal

- 2.1 Landscape Site Context
- 2.2 Landscape Masterplan
- 2.3 The Car Park
- 2.4 Access Control
- 2.5 Car Park Circulation
- 2.6 Car Park Screening
- 2.7 Cycle, Pedestrian & Bridleway Network
- 2.8 Cycle, Pedestrian & Bridleway Context
- 2.9 Amenity Areas
- 2.10 Value of Play Investment
- 2.11 Play Area
- 2.12 Play Area Illustration
- 2.13 Play Area Visualisation (Entrance)
- 2.14 Play Area Visualisation (Car Park View)
- 2.15 Play Area Visualisation (Play Space)
- 2.16 Play Area Visualisation (Water Play)
- 2.17 Play Area Visualisation (Sand Play)
- 2.18 Play Equipment (Sand & Water Play)
- 2.19 Play Equipment (For All Ages & Abilities)
- 2.20 Play Equipment (For Embankments)
- 2.21 Play Equipment (For Younger Children)
- 2.22 Play Phasing Strategy
- 2.23 Green Infrastructure

3. Planting Strategy

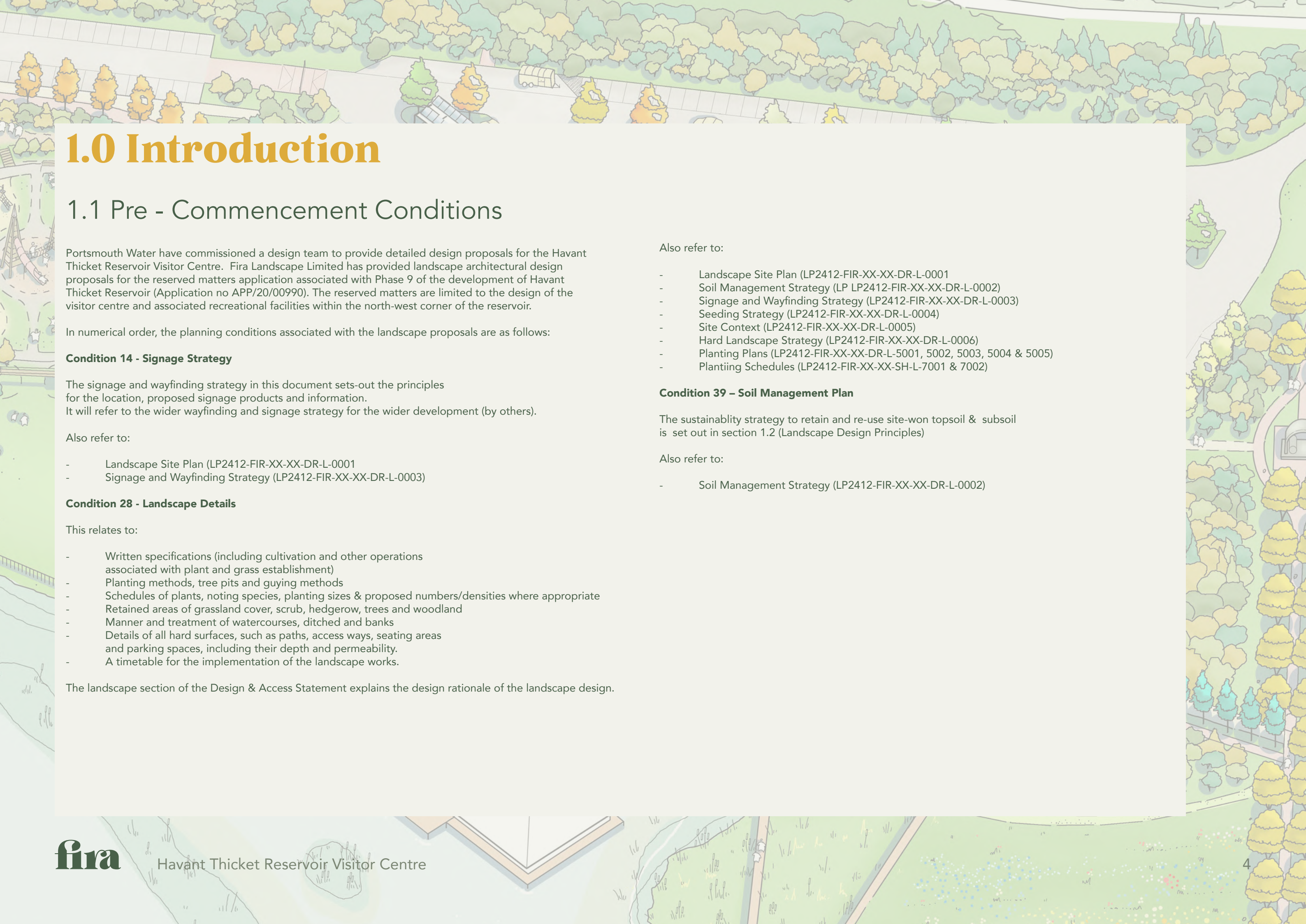
- 3.1 Woodland Planting
- 3.2 Avenue Planting
- 3.3 Avenue Planting Species
- 3.4 Water Margins
- 3.5 Meadow Grassland
- 3.6 Reed Beds

4. Safety & Connectivity

- 4.1 Safer Parks Strategy
- 4.2 Visibility & Openness
- 4.3 Connectivity & Access
- 4.4 Connectivity & Access Context
- 4.5 Wayfinding, Belonging & Familiarity
- 4.6 Lighting Zones

5. Materials

- 5.1 Hard Landscape Materials
- 5.2 Street Furniture & Signage
- 5.3 Public Art Proposals
- 5.4 Public Art Proposals
- 5.5 Public Art Proposals
- 5.6 Public Art Proposals
- 5.7 Public Art Proposals



1.0 Introduction

1.1 Pre - Commencement Conditions

Portsmouth Water have commissioned a design team to provide detailed design proposals for the Havant Thicket Reservoir Visitor Centre. Fira Landscape Limited has provided landscape architectural design proposals for the reserved matters application associated with Phase 9 of the development of Havant Thicket Reservoir (Application no APP/20/00990). The reserved matters are limited to the design of the visitor centre and associated recreational facilities within the north-west corner of the reservoir.

In numerical order, the planning conditions associated with the landscape proposals are as follows:

Condition 14 - Signage Strategy

The signage and wayfinding strategy in this document sets-out the principles for the location, proposed signage products and information. It will refer to the wider wayfinding and signage strategy for the wider development (by others).

Also refer to:

- Landscape Site Plan (LP2412-FIR-XX-XX-DR-L-0001)
- Signage and Wayfinding Strategy (LP2412-FIR-XX-XX-DR-L-0003)

Condition 28 - Landscape Details

This relates to:

- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Planting methods, tree pits and guying methods
- Schedules of plants, noting species, planting sizes & proposed numbers/densities where appropriate
- Retained areas of grassland cover, scrub, hedgerow, trees and woodland
- Manner and treatment of watercourses, ditched and banks
- Details of all hard surfaces, such as paths, access ways, seating areas and parking spaces, including their depth and permeability.
- A timetable for the implementation of the landscape works.

The landscape section of the Design & Access Statement explains the design rationale of the landscape design.

Also refer to:

- Landscape Site Plan (LP2412-FIR-XX-XX-DR-L-0001)
- Soil Management Strategy (LP LP2412-FIR-XX-XX-DR-L-0002)
- Signage and Wayfinding Strategy (LP2412-FIR-XX-XX-DR-L-0003)
- Seeding Strategy (LP2412-FIR-XX-XX-DR-L-0004)
- Site Context (LP2412-FIR-XX-XX-DR-L-0005)
- Hard Landscape Strategy (LP2412-FIR-XX-XX-DR-L-0006)
- Planting Plans (LP2412-FIR-XX-XX-DR-L-5001, 5002, 5003, 5004 & 5005)
- Planting Schedules (LP2412-FIR-XX-XX-SH-L-7001 & 7002)

Condition 39 – Soil Management Plan

The sustainability strategy to retain and re-use site-won topsoil & subsoil is set out in section 1.2 (Landscape Design Principles)

Also refer to:

- Soil Management Strategy (LP2412-FIR-XX-XX-DR-L-0002)

1.0 Introduction

1.2 Landscape Design Principles

The landscape design is guided by the sustainable design principals:

Retain

Retain existing infrastructure, where possible.

Reuse

Reuse existing material on site.

Enhance

Enhance existing landscape and biodiversity.

The design focuses on developing the outdoor spaces to improve user's health and well-being and enhance the setting of the Visitor Centre. It aims to minimize the environmental impact, enhance the natural character of the Hampshire landscape in the locality, and develop sustainable, low carbon solutions. The key principles include using natural, local, sustainable materials, improving water and soil health and establishing a diverse, sustainable range of habitats.

These drivers will establish an informal, naturalized landscape that is both attractive and cost effective.

The principal landscape spaces are:

01 The Car Park

Retain and re-use as much of the hard-standing that has been constructed for the site compound. We recognise it make environmental and financial sense to retain the existing infrastructure, where possible.

New areas of hardstanding will reflect the informal spaces already established for Staunton Country Park.

02 The Play Area

The water play area offers the opportunity to be a major attraction for visitors, increasing visitor numbers and dwell-time. We have developed the design with specialist suppliers during Stage 3.

03 Cycle, Pedestrian & Bridleway Network

The cycle and footpath network around the Visitor Centre forms the focal point for the network connecting Havant Thicket and Staunton Country Park. The scheme also incorporates a dedicated bridleway corridor, establishing an important equestrian link within the wider green infrastructure network.

The material palette for the hard landscape is informal:

- Tarmac surfaces in areas of higher use
- Natural bound gravel in an informal network

04 Network of Green Infrastructure

The green infrastructure is based on core environmental principals conserve water, improve the existing soils and use native plant species adapted to the site's conditions. Key elements include:

- 01 Woodland Structure Planting – for visual screening and creating wildlife corridors.
- 02 Wildflower Meadow for improved biodiversity
- 03 Dipping Pond for Education
- 04 Reed Beds for improved biodiversity of the wetlands
- 05 Water Margins to biodiversity and safety
- 06 Picnic Area - A key amenity and eventt space.

1.0 Introduction

1.3 Creating Safer Spaces for All

Havant Thicket Reservoir Visitor Centre forms a great opportunity to lead in creating a mixed-use public space, which is safe and accessible to all ; prioritising biodiversity, education and safety.

To ensure we are doing the upmost to create a safe, inclusive public area, the current landscape design proposal has been reviewed against the guidance document:

'Safer Parks' : Improving Access for Women and Girls

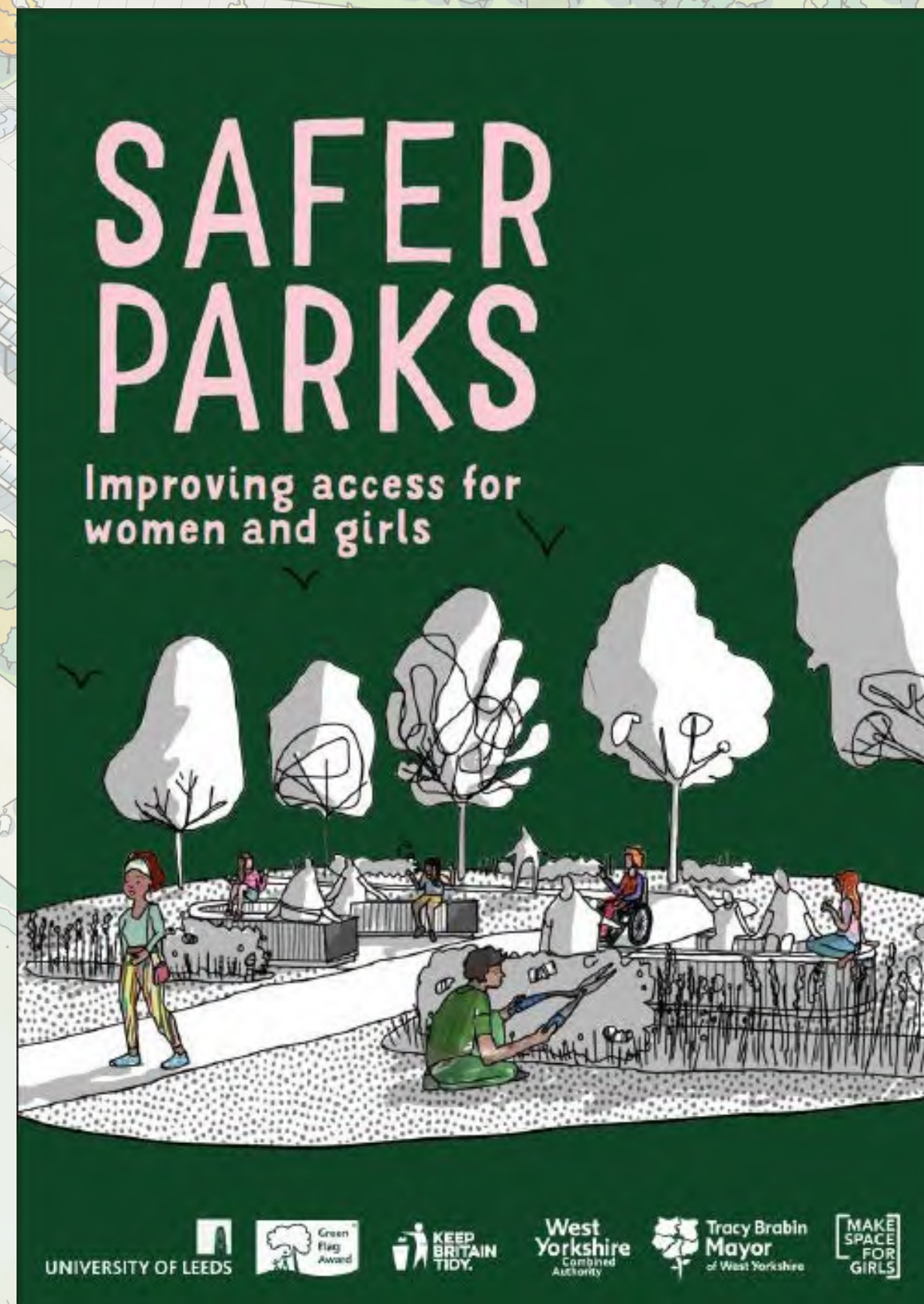
The document is built upon the foundation of research exploring women and girls' perceptions on what makes parks safe or unsafe, ultimately creating a set of principles we can work towards.

The guidance predominately covers how park managers, operational staff, designers and developers, community groups, planning staff, law enforcement and stake holders can collaborate to ensure the principles are established within urban public parks.

The landscape proposal has also been designed with the principles of:

BS8300-1:2018

This document provides guidance for designing external built environment, including streets, parks, landscaped areas, the approach to a building and the spaces between and around buildings, ensuring it is inclusive and can meet the needs of all who use it.



1.0 Introduction

1.4 Landscape Visualisation

01	Main Car Park	12	Meadow
02	South Car Park	13	Woodland Buffer
03	Bus / Coach Drop off	14	Culvert Display Avenue
04	Play Area	15	The Visitor Centre
05	Picnic Area	16	The Visitor Hub Building
06	Viewing Area	17	Cycle Shelter
07	Reedbeds	18	Visitor Centre Access Walkway
08	Boardwalks	19	Barrier Control
09	Bin Store	20	No-through Access
10	The Education Bird Hide	21	Swale
11	Pond Dipping Platforms	22	PV (Indicative only)



2.0 Landscape Proposal

2.1 Landscape Site Context

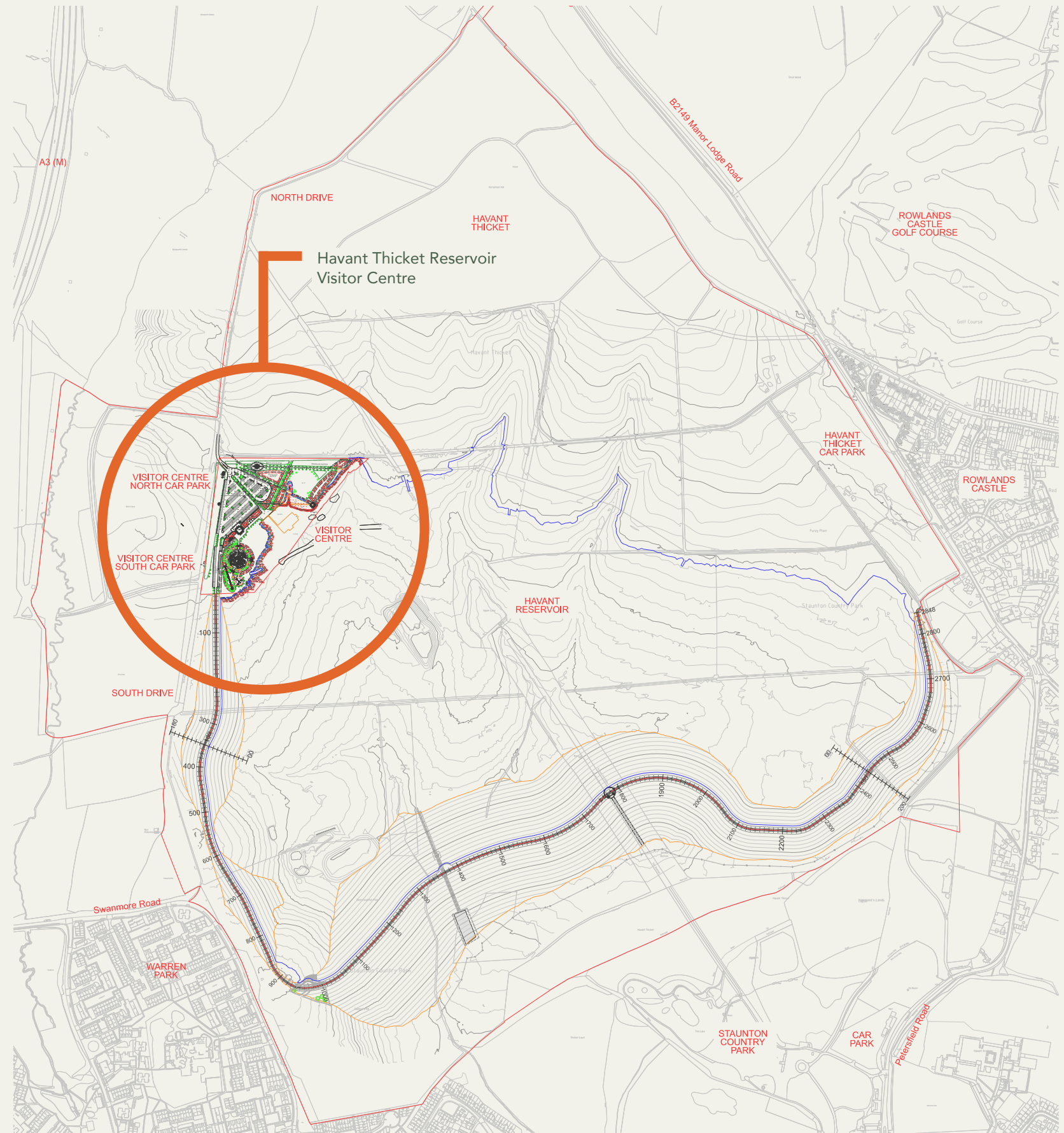
Havant Thicket Reservoir Visitor Centre (HTRVC) is located in the north-west corner of the wider proposal for Havant Thicket Reservoir. The new reservoir spans approximately 1.6km from east to west and 800m from north to south. The area of the red line boundary is approximately 6,600sqm.

HTRVC will be an important structure within the wider context of the reservoir development. It will be accessible by car, bus, cycles, footpath and existing bridleways from both the south and north access routes. This is established in the Access and Recreation Implementation Management Plan (January 2025). The HTRVC will provide a new focal point, which will complement the existing facilities at Staunton Country Park, to the south, and Havant Thicket Woodland.

The landscape proposals for the Visitor Centre will provide:

- **Car parking connected to the northern and southern drives.**
- **A children's play area and open play space (located away from the wetland to minimise disturbance).**
- **Education facilities**
- **Picnic Areas**
- **Bird watching facilities**
- **New wetland and woodland**
- **Connection to a network of walking, cycling and horse riding routes with associated signage and information boards.**
- **Retained culvert structure for education**

Landscape Masterplan



2.0 Landscape Proposal

2.2 Landscape Masterplan

The proposed Landscape Masterplan is shown in the image to the right.

The principal spaces consist of the following:

The Visitor Centre is located at the heart of the development, set on the water with views overlooking Havant Thicket Reservoir and The Wetlands. It is located on a diagonal tree-lined axis from the northern approach road. This enables visitors to quickly orientate themselves as they enter the site.

The axis establishes the division between the principal areas of recreation and leisure to the south and the more naturalized areas and education to the north.

The Terrace is located on the shoreline at the centre of the axis. It forms the main pedestrian area connected to the Visitor Centre via a board walk. The Terrace provides space for orientation and way finding for the Visitor Centre facilities and the wider reservoir grounds.

Parking and trafficked areas are condensed to the western edges of the site to ensure that vehicles are excluded from areas adjacent to the reservoir and wetlands.

The main northern car park is situated on the existing areas of hard standing built for the construction compound. The secondary southern car park is located to the south with links to Warren Park. There is not direct connection between the car parks to prevent creating a short-cut across the site. Further details of the car parks are provided in a subsequent section.

The coach drop-off is located to the north of the main axis, providing a segregated set-down and pick up point away from the main car parks to reduce congestion.

The play area is located closely to south, making it more accessible to the local community. It is located next to the picnic area.



Landscape Masterplan

2.3 Landscape Proposal

The Car Park

- 01 Coach & Bus Drop off
- 02 Central treeline
- 03 East Car Park
- 04 West Car Park
- 05 Path to Display Culvert
- 06 Car Parking Machine

The design of the car parks has been informed by the Havant Borough Residential Parking and Cycle Provision Supplementary Planning Document.

A total of 296 bays are provided within the revised layout. It is largely situated on the existing hard standing formed for the construction site to retain as much of the existing infrastructure as possible.

The car parks are divided into the North Car Park, providing 255 parking spaces. 14 of these are set aside for mobility spaces and located close to facilities within The Hub building. An additional 28 spaces provide EV charging facilities.

The South Car Park is not connected to the main car park. It provides spaces for 41 cars with provision of 3 spaces for both mobility spaces.

2 Spaces have been provided for a horse box layby and 3 spaces have been provided for a bus layby.

The car parks are screened by mounds and woodland planting to minimise their visual impact.

A central pedestrian avenue has been designed to frame the Visitor Centre and lead visitors towards the Terrace as the view widens to the reservoir.



2.0 Landscape Proposal

2.4 Access Control

Access to both car parks will be controlled by automated barrier controls systems at the entrance to the northern and southern car parks.

As at Staunton Country Park, parking charges will apply with payment by card-only.

Final parking charges are to be discussed with neighbouring stakeholders



Automated barrier controlled entrances with number plate recognition cameras recording entry and exit times. Parking will be charged at the same rates as those at Staunton Water and Havant Thicket car parks.



Manual Barrier Control.



Pay and display parking meter.



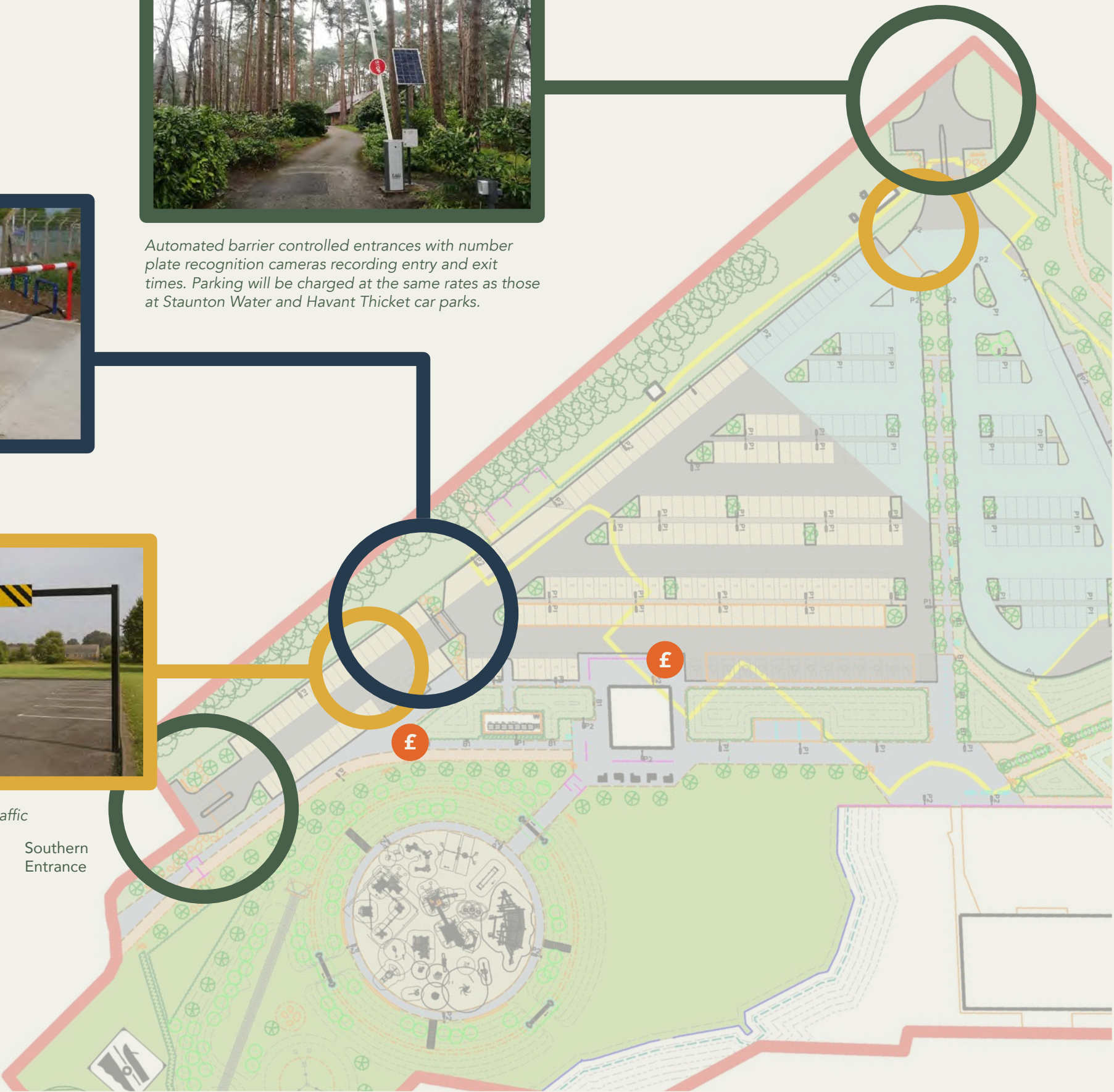
Height restriction and manual traffic barrier between the car parks

Southern Entrance

Northern Entrance

- Manual Barrier Control
- Vehicle Height Restriction
- Automated Barrier Control
- £ Payment Points

Access Control Diagram



2.0 Landscape Proposal

2.5 Car Park Circulation

The design of the car parks has been informed by the Havant Borough Residential Parking and Cycle Provision Supplementary Planning Document. The car park are screened by mounds and woodland planting to minimise their visual impact.

Standard parking bays are a minimum of 2.4m x 4.8m, with a distance of no less than 6m between bays to allow vehicles to manoeuvre.

A total of 296 bays are provided within the revised layout. It is largely situated on the existing hard standing formed for the construction site to retain as much of the existing infrastructure as possible.

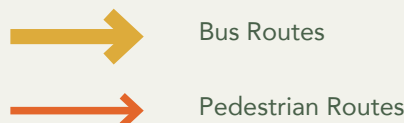
The car parks are divided into the North Car Park, providing 255 parking spaces. 14 of these are set aside for mobility spaces and located close to facilities within The Hub building. An additional 28 of these provide EV charging facilities.

The South Car Park is not connected to the main car park. It provides spaces for 41 cars with provision for 3 accessible spaces.

A network of pedestrian routes provide clear and segregated way finding for pedestrians leading to the The Terrace on the shoreline opposite The Visitor Centre.

Shared cycle and pedestrian routes connect the Visitor Centre with Warren Park to the south and Havant Thicket, to the north. Cycle parking is located in a convenient location adjacent to The Visitor Hub, at the heart of the site.

Sheltered parking for 36 bikes in Sheffield stands is proposed. Provision for e-bikes, tandem bikes, cargo bikes and adapted mobility bikes will be developed at the next stage.



Transport Network Diagram



2.0 Landscape Proposal

2.6 Car Park Screening

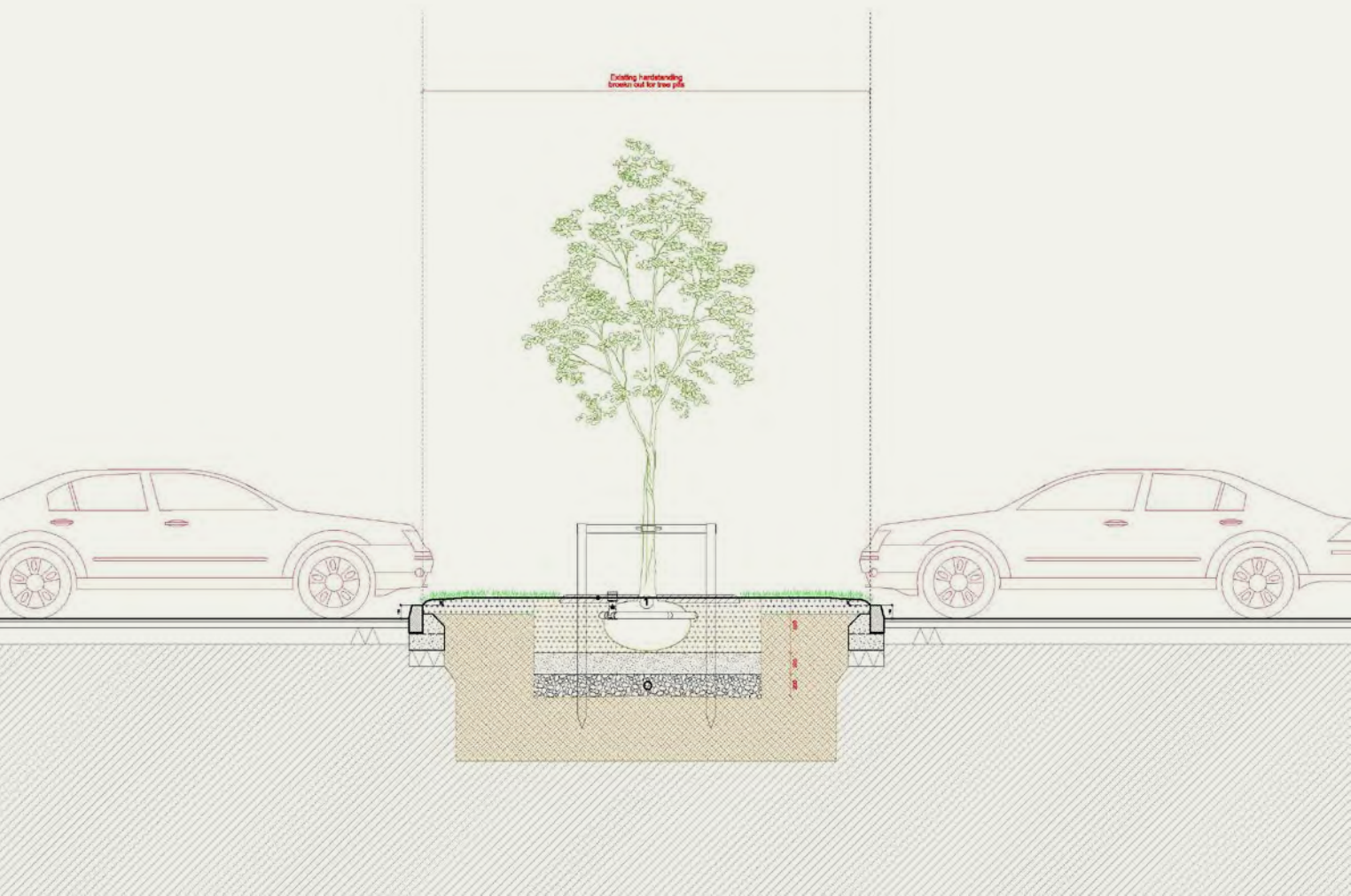
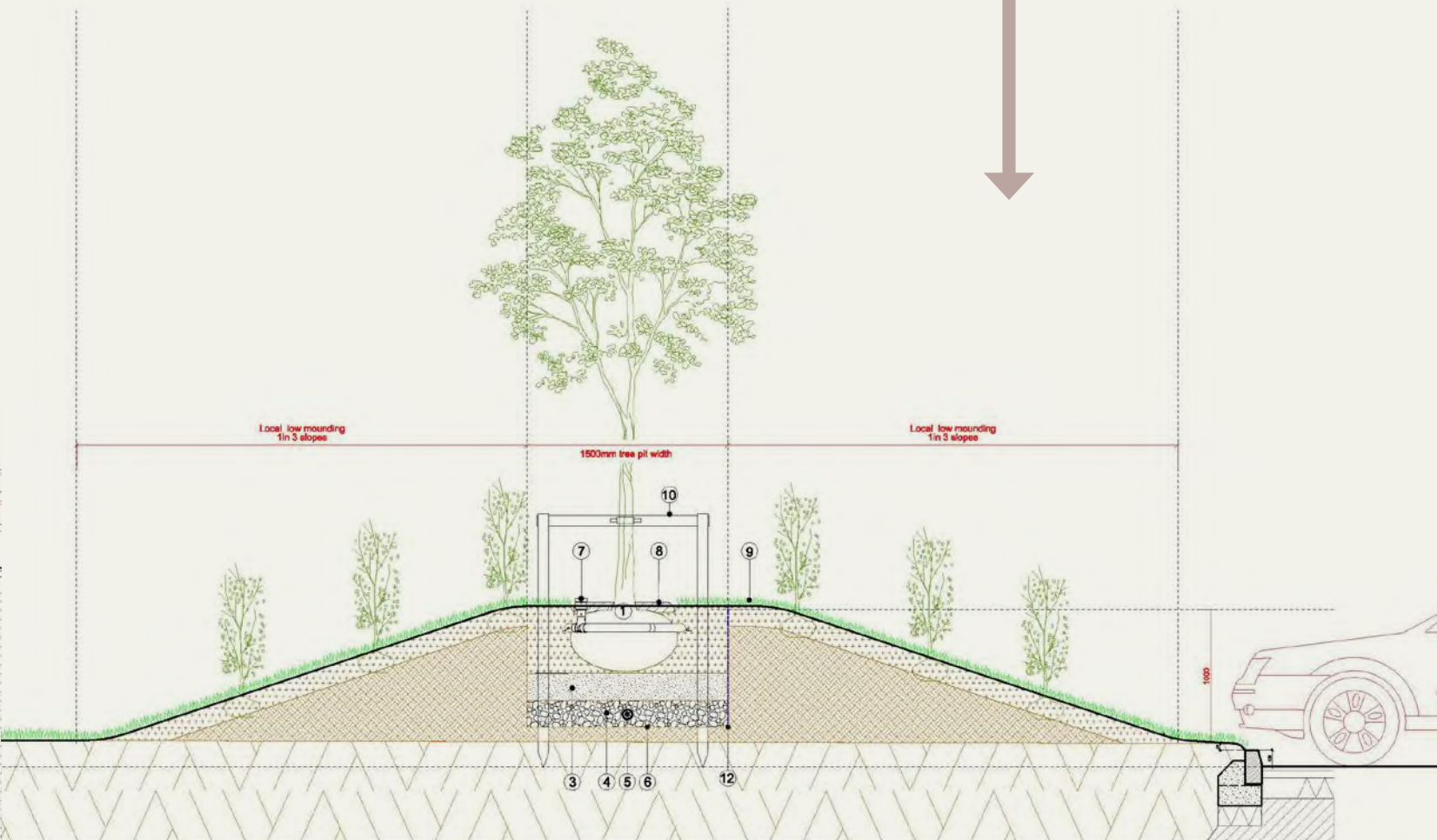
The existing compound car park does not contain any trees, which is detrimental to its character and does not provide shade or visual screening.

Informal native tree planting is proposed to break up the expanse of the car park by puncturing through the existing hard standing to form tree pits with soft landscape. Such spaces could also act as rain gardens.

Screening

Low mounds around the perimeter of the car park will provide visual screening. It will also allow the existing hard standing to remain insitu by breaking it up to allow free drainage.

The mounds will retain and re-use existing soil and subsoil from the site. Native tree and shrub planting will be planted on the mounds.



Car Park Tree Planting

2.7 Landscape Proposal

Cycle, Pedestrian & Bridleway Network

- 01 Cycle Shelter
- 02 Shared Surface Avenue
- 03 Boardwalks
- 04 Meadow strips
- 05 Horsebox Layby
- 06 Bridleway Connection

Connecting the site to the surrounding cycle network using shared cycle and pedestrian routes link the Visitor Centre with Warren Park to the south and Havant Thicket, to the north.

Cycle parking is located in a convenient location adjacent to The Visitor Hub Building, at the heart of the site. Sheltered parking for 36 bikes in Sheffield stands is proposed. Provision for e-bikes, tandem bikes, cargo bikes and adapted mobility bikes will be developed at the next stage.

Connection to the bridleway has been designed with guidance from the British Horse Society, including non-slip surface materials and no obstructions for riders.



2.0 Landcape Proposal

2.8 Cycle, Pedestrian & Bridleway Network Context

The proposed development for Havant Thicket Reservoir is shown in the image to the right.

The development offers a comprehensive network of circular walks of various lengths. Careful consideration was given to creating suitable distances for both short and long walks that link to existing long-distance paths.

The longer circular route, which loops around the reservoir using the crest, spans 5 km (3.1 miles), while the shorter route through the northern woodland is under 2 km (1.25 miles).

An operational maintenance track and crest pathway, both 4 meters wide, are proposed, along with permissive paths around the Visitor Centre that will be at least 2 meters wide.

Connectivity to paths within Staunton Country Park is also a key feature, integrating the development into the broader walking network.

The scheme incorporates a dedicated bridleway corridor, establishing an important equestrian link within the wider network.

Connections adjacent to communities are indicative and to be dealt with other reserved matters conditions.

-  Bridleway Route
-  Network to connecting neighbourhoods
-  5km Pedestrian Route
-  2km Pedestrian Route

Cycle & Pedestrian Network Context



2.9 Landscape Proposal

Amenity Areas

- 01 Picnic Area
- 02 Play Area
- 03 Marginal Planting
- 04 Viewing Area
- 05 Shared surface
- 06 Car Parking
- 07 Bin Store
- 08 Cycle Shelter
- 09 Visitor Centre Drawbridge

Providing high quality play and public amenities will be an important element to ensuring Havant Thicket Visitor Centre provides important social value for the community, inclusive access and educational benefit.

It has the potential to provide space for safe interactive play with water may reduce the desire to approach the reservoir as will form an important part of Portsmouth Water's safety strategy.

Locating the primary amenity space near the south of the site ensures accessible access to the local community and draws visitors away from the biophylic areas to the north.

The provision of shared cycle and pedestrian routes connect the Visitor Centre to the south, and Havant Thicket to the north.

Cycle parking is located in a convenient location adjacent to The Hub, at the heart of the site.

Provision for e-bikes, tandem bikes, cargo bikes and adapted mobility bikes will be developed at the next stage.

Creating aquatic experiences away from the reservoir discourages visitors to make contact with the reservoir water, and instead interact with water in a safe, controlled manner using play equipment, pond dipping or safe water margins.



2.0 Landscape Proposal

2.10 Value of Play Investment

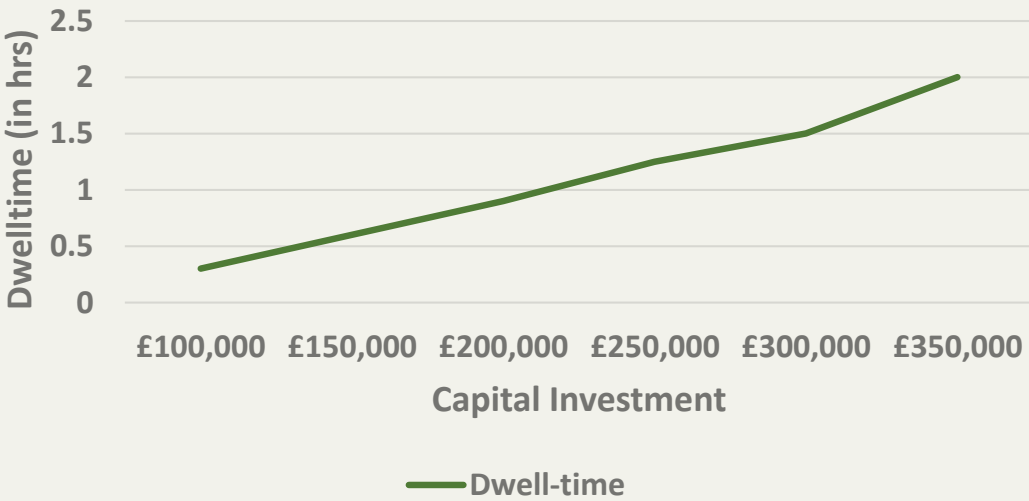
Landscape Strategy for Phased Development of the playground.
Refer to separate Timberplay document.

The guidance document, Timberplay - The Economics of Play Investment, highlights the commercial benefits of including a substantial play area within the proposals for the Visitor Centre. The landscape proposal (shown in Section 3) provides a complete play area that increases dwell time and consequently - visitor numbers, in comparison to the simpler proposal shown on the left.

The report demonstrates the link between investment, visit-motivation, dwell-time and spend per visitor as a result of quality play areas.

In order to motivate visitors to travel 30-minutes or more, as opposed to visiting cheaper/free parks, the quality and scale of the offer must be adequate to deliver at least 4 hours of entertainment, anything less than 4-hours and the parking charge and travel time become barriers to most local residents.

Investment V's dwell-time



2.0 Landscape Proposal

2.11 Play Area

A research paper "Nowhere to Play" (2016) by the Play Association of Play Industries (API) shows that many play areas run by local authorities are closing or planned for closure. The survey also showed that parents are worried about the impact the lack of outdoor play having on their children's mental and physical health.

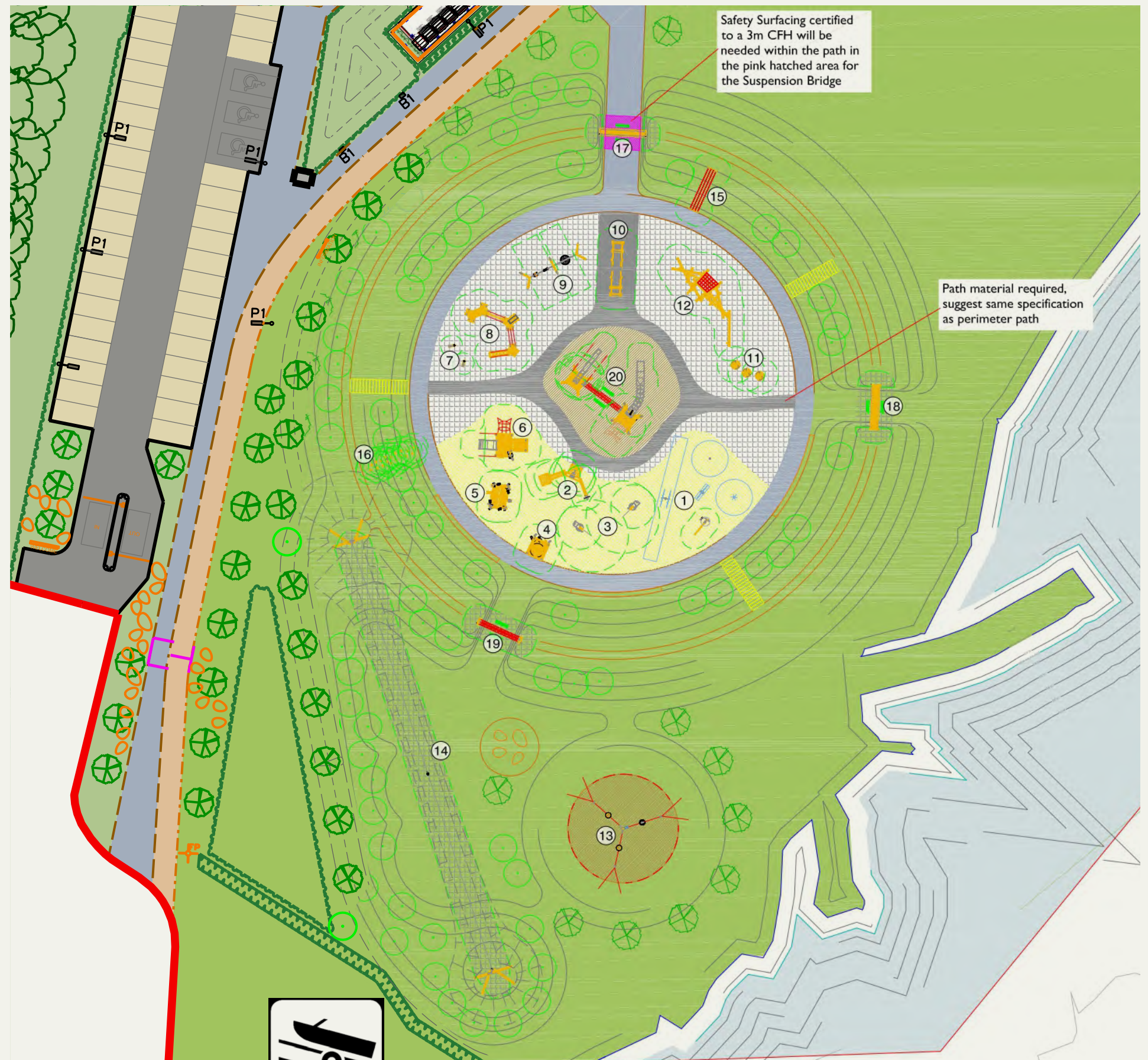
Children are hardwired to play. From their early years, they naturally gravitate towards movement, play, activity and fun.

The Play Area includes bridges across the earth mounding, movement play (including slides, swings and logs), dedicated space for infant play, water spray columns and provision of action play space suitable for older children.

Investment in quality play areas have been shown to be a huge draw for families, optimising chance for return visits.

Please refer to separate Stage 3 report: Timberplay - The Economics of Play Investment, which highlights the commercial benefits of including a substantial play area within the proposals for the Visitor Centre.

- | | |
|----|--|
| 01 | Forest Fountain, Type 02 |
| 02 | Timber Waterplay Combination |
| 03 | Small Excavator x2 |
| 04 | Sandplay Platform for Wheelchair Users |
| 05 | Building Site |
| 06 | Platform House |
| 07 | Swinging Horse x2 |
| 08 | Totter Trail Type |
| 09 | Small Triple Swing |
| 10 | Wheelchair See-Saw |
| 11 | Jumping Disc x3 |
| 12 | Climbing Structure |
| 13 | Queen Swing |
| 14 | 50m Cableway |
| 15 | Climbing Ropes |
| 16 | Stepping Log x18 |
| 17 | 5m Suspension Bridge |
| 18 | 5m Chain Path |
| 19 | 5m Rope Bridge |
| 20 | Feature Tower Combination |



2.0 Landscape Proposal

2.12 Play Area Illustration

(Indicative illustration)

The illustration shows an extensive play area to respond to the "Medium" visitor number model, with a footfall of 300,000 people or more.

It includes all elements that have been discussed during client meetings. These feature areas of physical play (slides and climbing frames); infant play, water areas, sand play & more vigorous play (Zip Wire, Tyre Swings).

The play area nestles within earth mounds, connected by bridges for additional exploration and accessibility, with woodland planting to create a sense of enclosure and to reduce its visual impact.



Play Features

- 01 Outdoor Dining
- 02 Main Entrance
- 03 Earth Mounds
- 04 Play for All
- 05 Circulation & Seating
- 06 Infant Play Area
- 07 Water Spray Columns
- 08 Sand Construction Play
- 09 Feature Play Towers
- 10 Action Play (Zip Wire & Swings)

2.0 Landscape Proposal

2.13 Play Area Visualisation (Entrance)

Play Area View



2.0 Landscape Proposal

2.14 Play Area Visualisation (Car Park View)

Play Area View



2.0 Landscape Proposal

2.15 Play Area Visualisation (Play Space)

Play Area View



2.0 Landscape Proposal

2.16 Play Area Visualisation (Water Play)

Play Area View



2.0 Landscape Proposal

2.17 Play Area Visualisation (Sand Play)

Play Area View



2.0 Landscape Proposal

2.18 Play Equipment (Sand & Water Play)



Timberplay Forest Fountain



Timberplay Water Combination



Timberplay Building Site



Timberplay Small Excavator



2.0 Landscape Proposal

2.19 Play Equipment (For All Ages & Abilities)



Timberplay Feature Towers and Slide



Timberplay Swing Set



Timberplay Queen Swing



Timberplay Jumping Discs



2.0 Landscape Proposal

2.20 Play Equipment (For Embankments)



Timberplay Zipline



Timberplay Bridge



Timberplay Stepping Logs



Timberplay Suspension Bridge



2.0 Landscape Proposal

2.21 Play Equipment (For Younger Children)



Timberplay Platform House



Timberplay Climbing Rope



Timberplay Swinging Horse

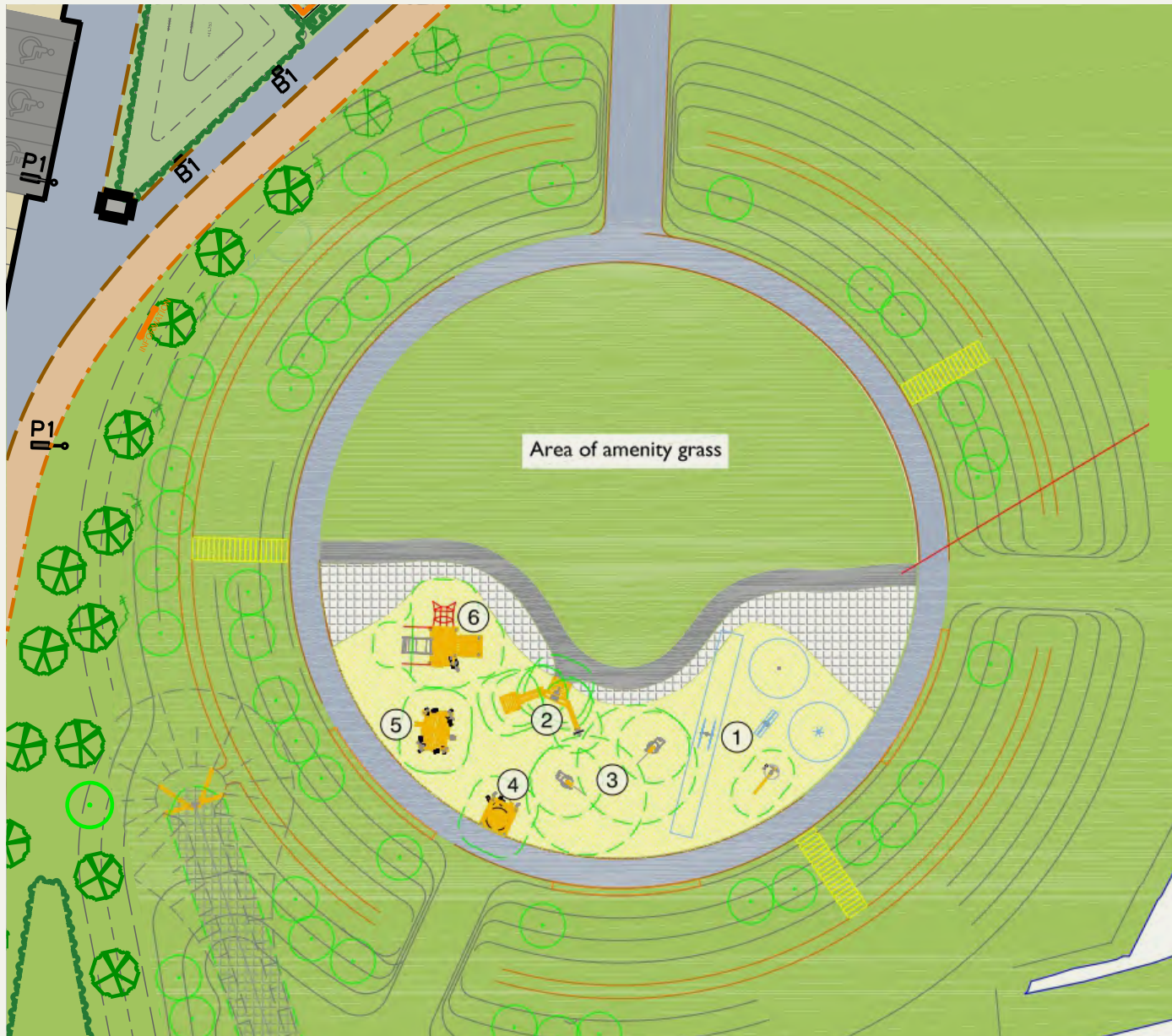


Timberplay Totter Trail

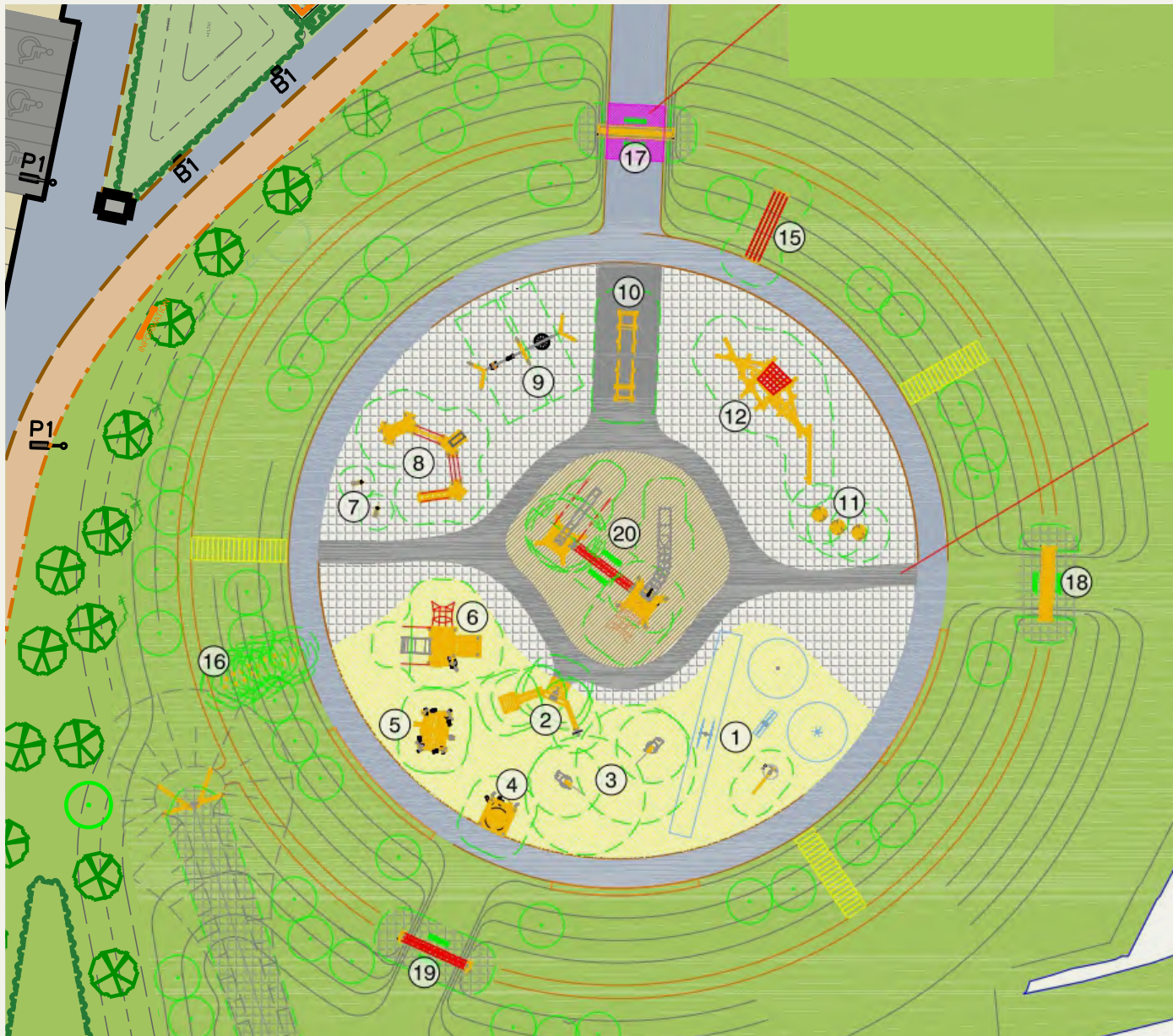


2.0 Landscape Proposal

2.22 Play Phasing Strategy



01 Initial Phase
(Indicative illustration)



02 Final Phase
(Indicative illustration)

2.23 Landscape Proposal

Green Infrastructure

- 01 Boardwalks
- 02 Reedbeds
- 03 Marginal Planting
- 04 Woodland Buffer
- 05 Path to Display Culvert
- 06 'The Dipping Pond'
- 07 Meadow
- 08 Swale

Havant Thicket, Staunton Country Park and Bells Copse are part of The Forest of Bere, a former Royal Forest. It is characterised by a mosaic of habitats of mixed woodland, coppice, open space, ponds, streams and heathland.

The northern part of the site connects the Visitor Centre with the natural landscape, providing biodiversity and links to the nature reserve provided along the northern shore of the reservoir.

The mosaic of landscape character types is proposed in response to Policy CS18 for Havant Thicket Reservoir, which states that natural and rural character should be conserved in particular by limiting impacts on biodiversity including the creation of additional habitats; compensating for the loss of, and effects on, sites of importance for nature conservation, the listed park and conservation area; enhancing adjacent sites of importance for nature conservation.

The wildflower meadow and woodland buffer create a buffer between the wetlands and the centres of visitor activity to the south of the Visitor Centre. The mosaic landscape is typical of the intermittent headwaters of Riders Lane Stream, which will feed the wetlands.

Havant Thicket & Bells Copse are already very popular with mountain bikers, joggers and dog walkers. Information at the Visitor Centre will provide guidance for dog walking in existing parts of Havant Thicket to minimise disturbance of wildlife sensitive areas.

The Education Bird Hide offers space education. It provides space for outdoor teaching, linked to the outdoor classroom and to the dipping ponds.



3.0 Planting Strategy

3.1 Woodland Planting

Planting Typologies:

Woodland Canopy Planting
Planted with standard clear stem, 175-200cm, 3 breaks

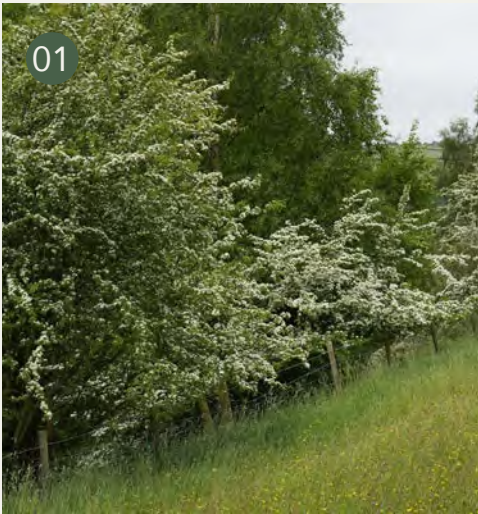
Woodland Understorey Planting
Transplant 1+1 whips of single slender stem, seed raised

Woodland creation shall be undertaken through a combination of block planting as well as natural regeneration and succession around planted clumps, as recommended by Havant Thicket Landscape Ecology and Conservation Plan. The proposed woodland planting aims to create corridors between the existing surrounding woodland; Havant Thicket, Bells Copse and Staunton County Park.

Woodland Planting Strategy Plan



Image: mixed native woodland



Crataegus monogyna (Hawthorn)



Ilex aquifolium (Common holly)



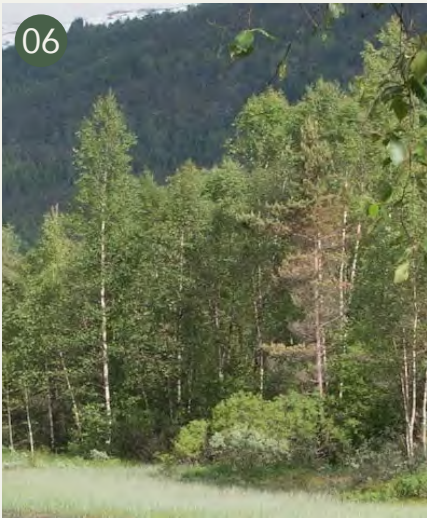
Alnus glutinosa (Alder)



Corylus avellana (Hazel)



Acer campestre (Field maple)



Betula pubescens (Birch)



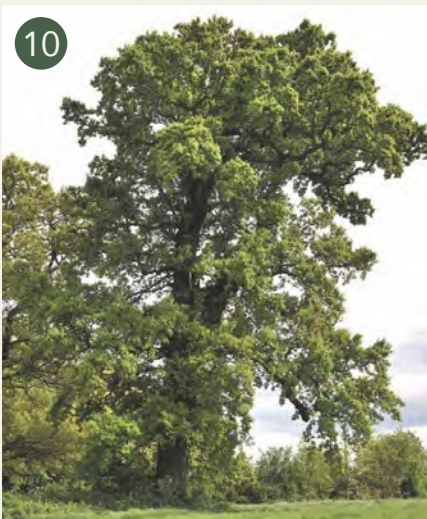
Castanea sativa (Sweet chestnut)



Carpinus betulus (Hornbeam)



Tilia cordata (small-leaved lime)



Quercus robur (Oak)

3.0 Planting Strategy

3.2 Avenue Planting

Planting Typologies:

● Row Avenue Tree Planting

Avenue Planting to assist in wayfinding and clear routemaking.

● Car Park Tree Planting

Car Park tree planting to assist in visual softening of tarmac.

As discussed in the 'Safer Parks' guidance document, Avenue Trees will be used to showcase clear routes and act as a wayfinding tool to ensure visitors feel safe and understand where primary and busier walkways may lead. Ensuring each avenue is unique and variates seasonally allows each route to feel individual and aid sense of place.

Avenue Planting Strategy Plan

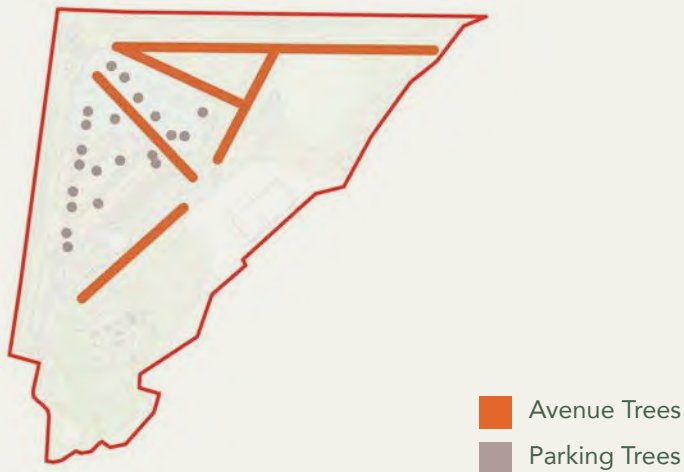


Image 1: Young tree avenue



Image 2: Mature tree avenue



Image 3: Tree planting within car parking



Carpinus betulus Fastigiata



Quercus robur (Oak)



Acer campestre (Field Maple)



Tilia cordata (Small-leaved lime)



Betula pendula (Silver birch)



Prunus avium (Wild cherry)

3.0 Planting Strategy

3.3 Avenue Planting Species



Avenue Tree Planting Diagram

Avenue Tree Species

Avenue Mix 1



Castanea sativa (Sweet chestnut)



Quercus robur (Oak)



Alnus glutinosa (Alder)

Avenue Mix 2



Carpinus betulus (Hornbeam)



Acer campestre (Field maple)



Tilia cordata (Small-leaved lime)

Avenue Mix 3



Betula pubescens (Dawny birch)



Alnus glutinosa (Alder)



Acer campestre (Field maple)

Monoculture Avenues



Carpinus betulus Fastigiata



Tilia cordata (Small-leaved lime)

Plan Key:

- Avenue mix 1
- Avenue mix 2
- Avenue mix 3
- Carpinus betulus Fastigiata
- Tilia tomentosa

3.0 Planting Strategy

3.4 Water Margins

Water margins offer the opportunity to develop rich wildlife communities. They are also a source of risk for the general public, and especially children, who are naturally drawn to the water's edge. The design for these areas needs to be carefully considered to maximise their value as recommended by Havant Thicket Landscape Ecology and Conservation Plan.

Key elements include:

- Make the slopes shallow to cater for variations in water depth to attract a variety of fauna and flora, whilst also offering people the opportunity to get out of the water if they fell-in.
- Create seasonal variations of areas of permanent and temporary water to support a variety of plant communities, invertebrates and amphibians.
- Create variations in substrates to attract a variety of flora.
- Ideally the maintenance of the margins should be a grazed to avoid the areas reverting to shrub and tree belts, which will overshadow the marginal habitats.
- Avoid fencing: The water margins at Staunton Park are not fenced and operate with public access with safety.



Achillea ptarmica (Sneezewort)



Betonica officinalis (Common hedgenettle)



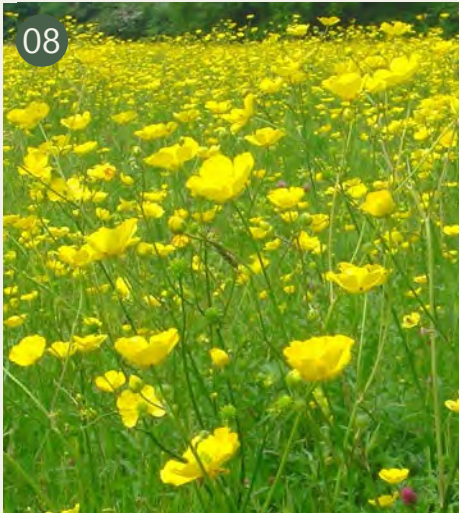
Carex pendula (Pendulous sedge)



Centaurea scabiosa (Greater birdsfoot trefoil)



Alopecurus pratensis (Meadow foxtail)



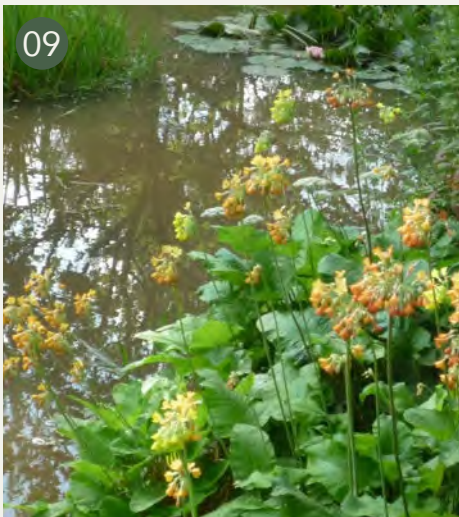
Ranunculus acris (Meadow buttercup)



Iris pseudacorus (Yellow flag iris)



Prunella vulgaris (Self heal)



Primula versis (Cowslip)

3.0 Planting Strategy

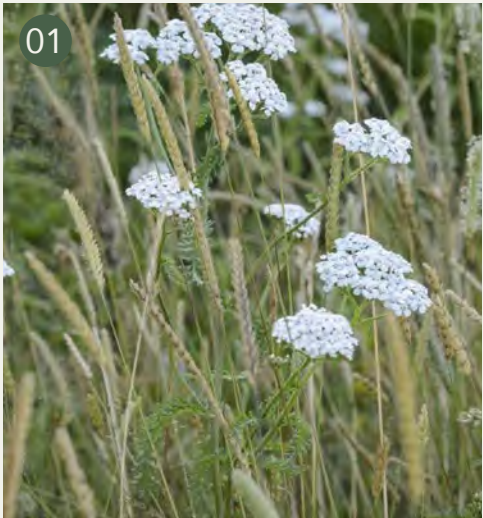
3.5. Meadow Grassland

The area to the north of the site is dominated by the perennial wildflower meadow as part of the mosaic landscape recommended by Havant Thicket Landscape Ecology and Conservation Plan.

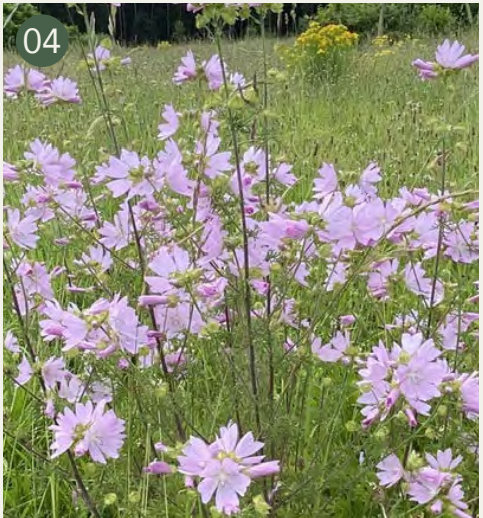
Perennial meadows generally take longer to establish – most take at least two years to flower well from seed, but then continue for years to come. They can contain a wide range of species including ox-eye daisies, red campion, knapweed and field scabious.

The meadow offers great opportunity to contribute 10% biodiversity net gain (BNG). Once established, it will support a range of insects as a food source for mammals and birds at the margins of the reservoir wetlands.

The restoration of meadows as part of a mosaic landscape is a key target of Hampshire's Biodiversity Action Plan (BAP).



Achillea millefolium (Yarrow)



Malva moschata (Musk mallow)



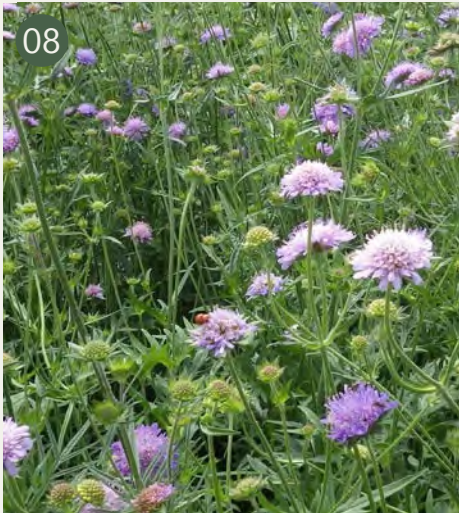
Centaurea nigra (Common knapweed)



Gallium album (Hedge bedstraw)



Lathyrus pratensis (Meadow vetchling)



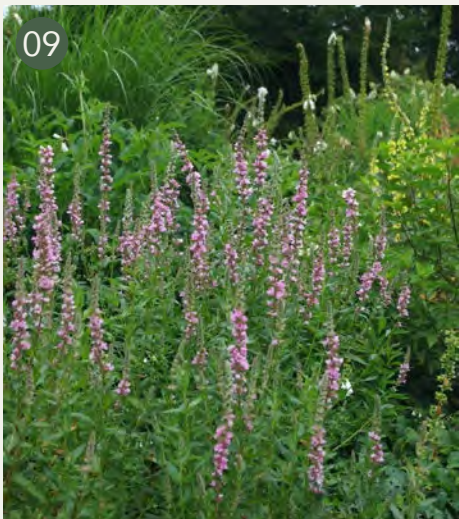
Knautia pratensis (Field scabious)



Hypochaeris radicata (Cat's ear)



Leucanthemum vulgare (Oxeye daisy)



Lythrum salicaria (Purple loosestrife)

3.0 Planting Strategy

3.6 Reed Beds

The area of reed beds extent the shallow margins of the wetlands in the northern part of the site. They serve to deter large numbers of the public using the northern parts of the site. Visitors are attracted to the broader landscape spaces to the south, close to the car park and The Hub building.

The area of the reed beds also provides some compensation for the area of water covered by the Visitor Centre.

Boardwalks crossing the reed beds will have parapets for safety where required. The design of the reed beds will follow guidance such as “The Urban Wetland Design Guide”. The reeds will provide additional space for wildlife and education for people. Well designed reed beds and wetlands provide an interesting, diverse landscape for increased biodiversity and improve public health and wellbeing.

The extent of the reed beds will ebb and flow during the seasons with the changing water levels. The ideal water depth for emergent wetland plants is from 100-300mm, while shallow margins, small seasonal ponds and islands provide a diverse range of habitats for wildlife.

As recommended by Havant Thicket Landscape Ecology and Conservation Plan.



Reed Planting Strategy Plan



Juncus conglomeratus (Compact rush)



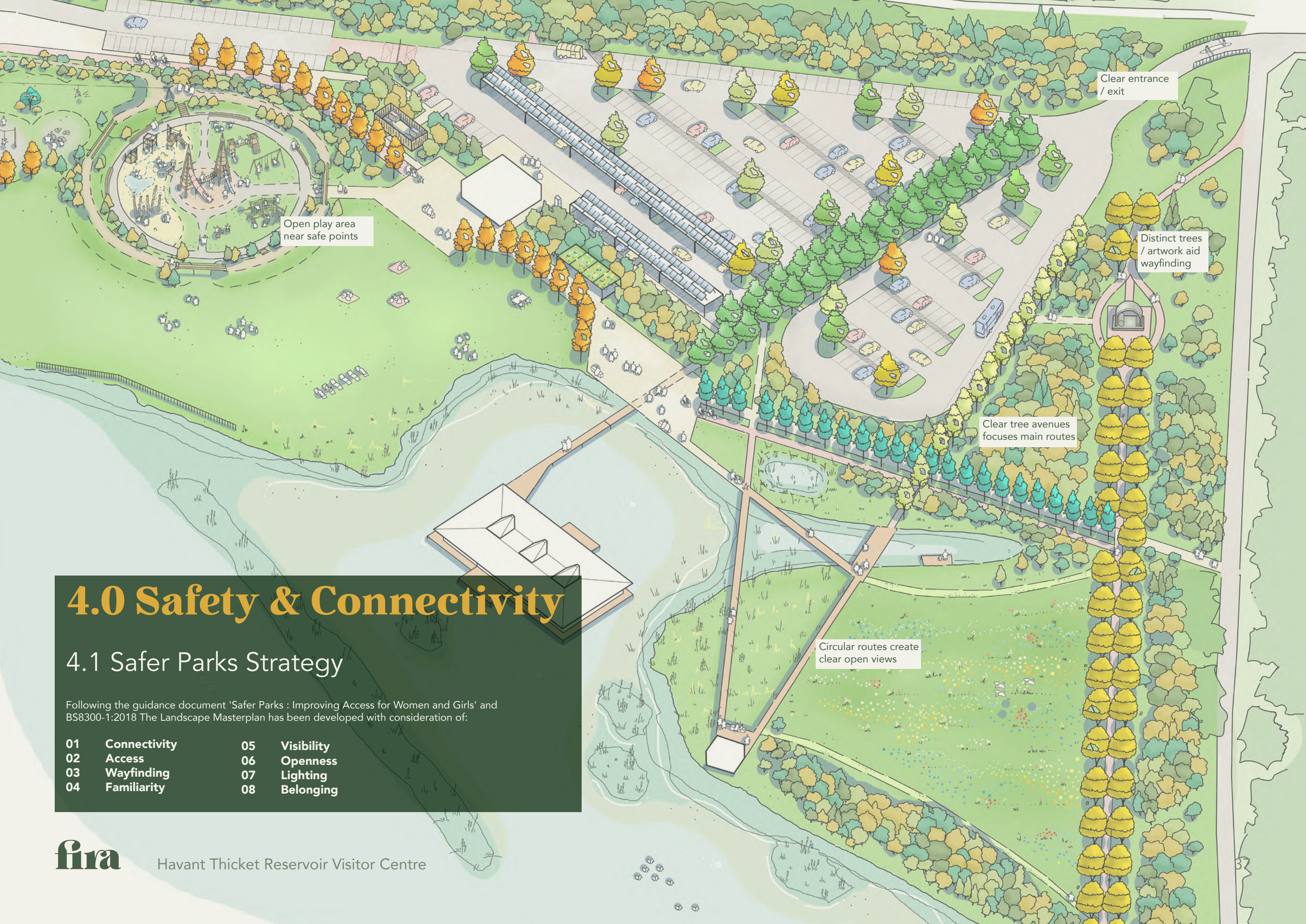
Juncus effusus (Soft rush)



Phragmites australis (Common reed)



Carex acutiformis (Lesser pond sedge)



Open play area
near safe points

Clear entrance
/ exit

Distinct trees
/ artwork aid
wayfinding

Clear tree avenues
focuses main routes

Circular routes create
clear open views

4.0 Safety & Connectivity

4.1 Safer Parks Strategy

Following the guidance document 'Safer Parks : Improving Access for Women and Girls' and BS8300-1:2018 The Landscape Masterplan has been developed with consideration of:

- | | | | |
|----|--------------|----|------------|
| 01 | Connectivity | 05 | Visibility |
| 02 | Access | 06 | Openness |
| 03 | Wayfinding | 07 | Lighting |
| 04 | Familiarity | 08 | Belonging |

4.0 Safety & Connectivity

4.2 Visibility & Openness

- 1. OPEN SPACES**
Open play areas maximise visibility, enabling clear views of 'safety points' and areas of higher footfall at the heart of the site.
- 2. PLANTING FOR SAFETY**
Well defined tree lines frame key routes with canopies above head height to ensure clear view. Planting along water edge creates strong visual barrier between land and water.
- 3. PROXIMITY**
Adequate proximity between areas allow for correct surveillance of each zone, using land mounds to hide visual distractors (such as the car park), creating visual links to help orientation, and using vantage points to give good views.



Landscape Visibility

4.0 Safety & Connectivity

4.3 Connectivity & Access

- 1. CENTRALISATION OF 'SAFETY POINTS'**
- providing clear access routes to central and busy areas of the site ensure guests understand where to seek others.
 - 2. WALKING ROUTES**
- by encouraging active travel such as walking, wheeling and cycling increases the chance of encountering others and feeling busier to increase feelings of safety.
 - 3. CLEAR ENTRANCE/EXITS**
- connecting the site via public transport with clear 'drop off' zones allows circulation to flow correctly. Circulation between surrounding areas with wide openings ensures great natural surveillance.
- ↑ PEDESTRIAN / CYCLE ENTRANCES**
- connecting the site to the wider landscape network.



Landscape Connectivity / Access

4.0 Safety & Connectivity

4.4 Connectivity & Access Context

- 1. CENTRALISATION OF 'SAFETY POINTS'**
- providing clear access routes to central and busy areas of the site ensure guests understand where to seek others.
- 2. CIRCULAR RUNNING/ WALKING ROUTES**
- by encouraging active travel such as walking, wheeling and cycling increases the chance of encountering others and feeling busier to increase feelings of safety.
- 3. CLEAR ENTRANCE/EXITS**
- connecting the site via public transport with clear 'drop off' zones allows circulation to flow correctly. Circulation between surrounding areas with wide openings ensures great natural surveillance.



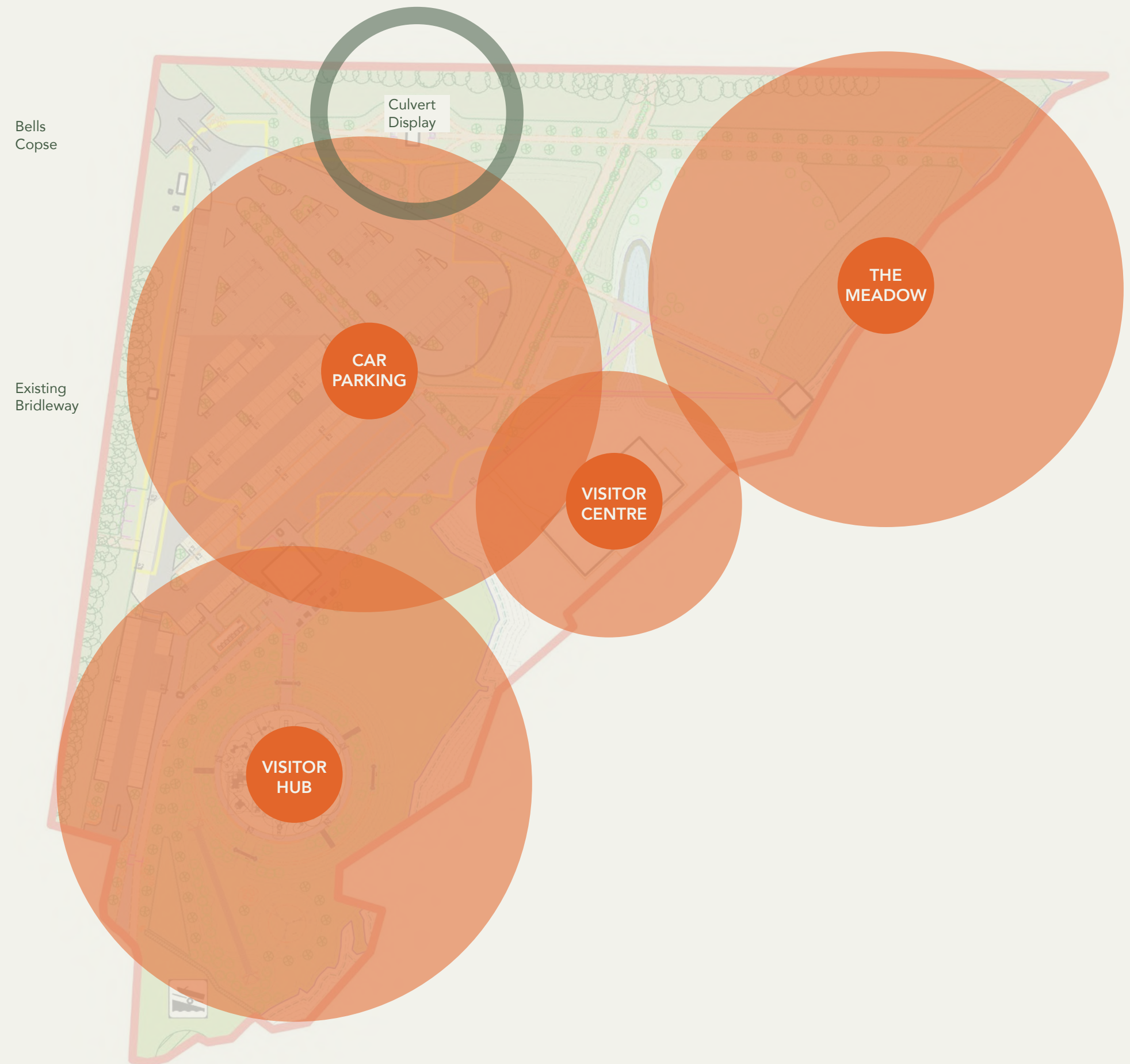
Landscape Connectivity / Access

4.0 Safety & Connectivity

4.5 Wayfinding, Belonging & Familiarity

- 1. NAMED ZONES**
Creating distinct zones within a site has shown to broaden the appeal to users. Spaces have multiple uses and approachable. Legible areas also aid 'meet-up points'
- 2. FAMILIARITY**
Information displays and artwork indicate belonging, and aid wayfinding particularly near high circulation areas. Consistent planting and materials shows a sense of care and familiarity.
- 3. CLEAR SIGNAGE**
Research shows that women and girls feel safer when they know where they are and how to get there. Signage should include a park map and indicate the main routes.

Signage will link the Visitor Centre to the wider estate, linking it to Havant Thicket Country Park & Staunton Park.



4.0 Safety & Connectivity

4.6 Lighting Zones

1. **LIGHT PRIORITY ROUTES**
Primary connection routes will be prioritised for even lighting to ensure access is safe.
2. **UNDERSTANDING 'SAFE' LIGHT**
 - A Brighter light does not mean safer as it can create strong contrast and shadows
 - B Ambient, even light is preferred
 - C Human-scaled lighting (not floodlights) is preferred
3. **ZONING USING LIGHTING**
Lighting will be used to identify zones across the site to help visitors understand what may be a preferred route and predict conditions, entrances and exits.

Lighting should be used as a tool to ensure all visitors feel safe at the site during early mornings, evenings and night, maximising 'round-the-clock' site use, particularly for women and girls.

The lighting strategy will be co-ordinated with the ecological requirements of the wider setting. The Car Park and VC will be the core areas of lighting, while the The Play Zone is not intended to be used after dusk. The Meadow area will be be unlit to avoid disturbance to wildlife.

Landscape Lighting



5.0 Materials

5.1 Hard Landscape Materials

All furniture, materials and design elements shown are illustrative and subject to further design development, product availability and project requirements at the time of delivery.



Seeded Tarmac



Timber Barricades



Self binding Gravel



Timber bridge (Staunton Park)



Tarmac broken out for Tree Planting



Sudspave Car Park



FSC sourced timber boards



Gravel Car Park (Staunton Park)

5.0 Materials

5.2 Street Furniture & Signage

All furniture, materials and design elements shown are illustrative and subject to further design development, product availability and project requirements at the time of delivery.



Fitzpatrick Woolmer Corten Steel Lecturn



Woodscape Backless Bench



Woodscape Type 2 Seat



Woodscape Picnic Set



Fitzpatrick Woolmer Corten Steel Information Boards



Timber and Metal Wayfinding Posts



Streetlife Corten Steel Litter Bin



Broxap Cycle Shelter with Sedum Roof

5.0 Materials

5.3 Public Art Proposals



Portsmouth Water Logo in Resin Bound Gravel



Portsmouth Water Logo in Weathered Steel

- 01 Portsmouth Water Display
 - 02 Information Boards
 - 03 Viewing Platform
 - 04 Culvert Display
 - 05 Entrance Signage
- (subject to further design development, product availability and project requirements at the time of delivery and will be developed at a later stage)



5.0 Materials

5.4 Public Art Proposals



Fitzpatrick Woolmer Corten Steel Lecturn



Fitzpatrick Woolmer Corten Steel Information Boards



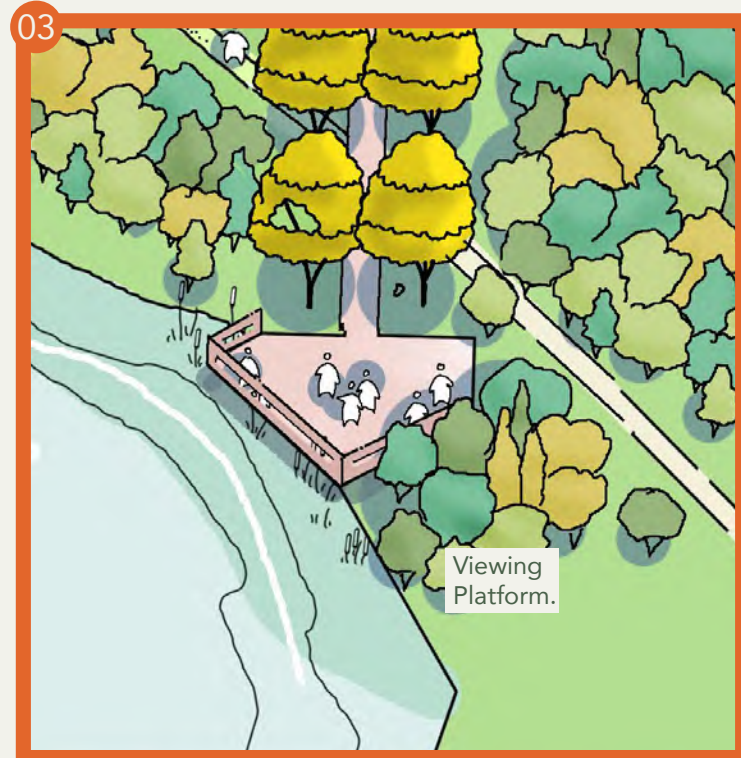
- 01 Portsmouth Water Display
 - 02 Information Boards
 - 03 Viewing Platform
 - 04 Culvert Display
 - 05 Entrance Signage
- (subject to further design development, product availability and project requirements at the time of delivery and will be developed at a later stage)

5.0 Materials

5.5 Public Art Proposals

The Viewing Platform is subject to further design development, and will be developed at a later stage.

- 01 Portsmouth Water Display
- 02 Information Boards
- 03 Viewing Platform
- 04 Culvert Display
- 05 Entrance Signage

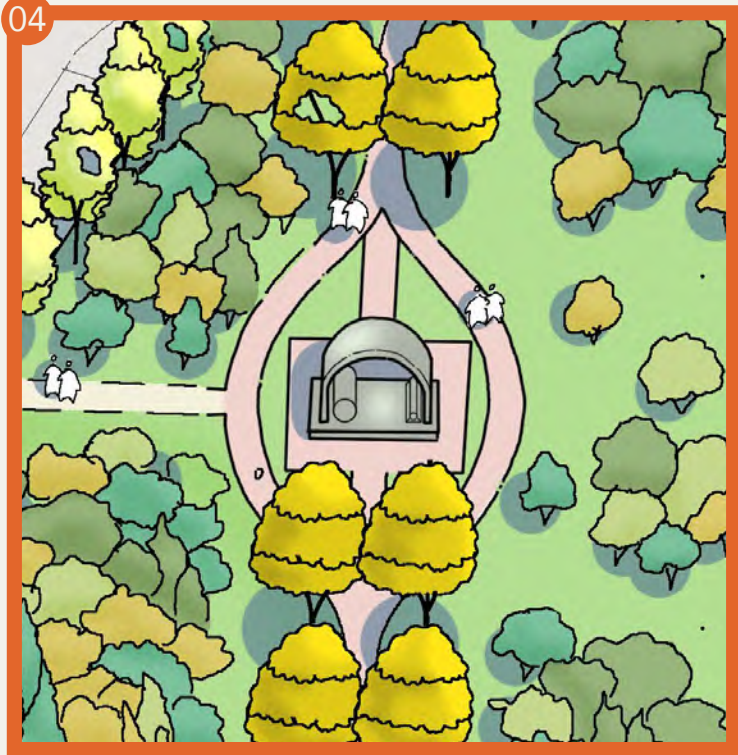


5.0 Materials

5.6 Public Art Proposals



Havant Thicket Reservoir Culvert Section



Havant Thicket Reservoir Culvert Section Illustration



- 01 Portsmouth Water Display
 - 02 Information Boards
 - 03 Viewing Platform
 - 04 Culvert Display
 - 05 Entrance Signage
- (subject to further design development, and will be developed at a later stage.)

5.0 Materials

5.7 Public Art Proposals

Entrance signage public art installations are subject to further design development, product availability, project requirements at the time of delivery and will be developed at a later stage.

- 01 Portsmouth Water Display
- 02 Information Boards
- 03 Viewing Platform
- 04 Culvert Display
- 05 Entrance Signage



Fira Landscape Ltd
www.fira-la.com

Birmingham
1st Floor 36 Bennetts Hill
Birmingham
B2 5SN
+44 (0) 121 790 1000
mail@fira-la.com

London
70 Cowcross Street
London
EC1M 6EJ
+44(0)207 117 0179
mail@fira-la.com

fira

Copyright © Fira Landscape Ltd